WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/06 14:07 2 pgs
Fees:13.00 Taxes:518.00

20060103-0000677

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF December, 2005

NOTARY PUBLIC

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Greater Nashville Title & Closing Co., 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley D. Wells	WMC Mortgage Corporation	MAP 44-15
(NAME)	(NAME)	
907 Hadley Avenue	One Ramland Road	PARCEL 126
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Orangeburg, NY 10962	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jonathan Harris , a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bradley D. Wells , a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being lot No. 291, Section "A", Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, Page 68, Register's Office for Davidson County, Tennessee; fronting 56.0 feet on Hadley Avenue, containing 0.13 acres, more or less.

Subject to and/or reserving one (1) permanent easements 10 feet wide for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to Monica Leah Petty and Michele Brown (being one and the same as Michele Wehmeyer, as tenants in common) by Quitclaim dated February 11, 2002 from M. T. Taylor, Trustee. Further being the same property conveyed to Jonathan Harris, a single person, by Warranty Deed dated August 1, 2005 from Monica Leah Petty and Michele Brown a/k/a Michele Wehmeyer of record in Instrument No. 20050805-0092444, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES (COUNTY) FOR THE YEAR 2006 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THE PLAN OF THE VILLAGE OF OLD HICKORY OF RECORD IN BOOK 1424, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH SHOWS AN OWNER'S CERTIFICATE, CERTAIN NOTES, EASEMENTS AND BUILDING SETBACK LINES, IF ANY, AS MAY BE SET FORTH THEREIN.

unimproved ( )
This is improved (X) property, known as 907 Hadley Avenue, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of December, 2005

Jonathan A. Harris
Jonathan Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan A Harris

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 29th day of December, 2005.

Commission expires March 25, 2006

Notary Public

DIXIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public