WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$47,800.00**

Affiant

Subscribed and sworn to before me this 13 day of January, 2006.

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 01/20/06 15:57 2 pgs
Fees:13.00 Taxes:176.86
20060120-0008005

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Rob Warner	Bank of the South	080-08-0-203.00
3215 Mayer Lane	551 N. Mt. Juliet Rd.	
Nasgville, Tn 37218	Mt. Juliet, TN 37122	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Neal Hargrove**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rob Warner**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 119 on the plan of Section IV, Bordeaux Hills, of record in Book 3600, page 49, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot fronts 55 feet on the southwesterly side of Mayer Lane and runs back 120.02 feet on the northwesterly line and 120.18 feet on the southeasterly line to a dead line in the rear on which it measures 55 feet.

Being the same property conveyed to Neal Hargrove by deed from Wilson Enterprises, Inc. on January 6, 2006 of record in Instrument Number 20060109-0002586, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 3600, page 49, Register's Office Davidson County, Tennessee.

This is improved property known as: **3215 Mayer Lane, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 13, 2006.

Neal Hargrove

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Neal Hargrove** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 13, 2006

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY