RECORD & RETURN TO:
Southern Title Services
1517 Hunt Club Blvd #100
Gallatin, TN 37066

This document prepared by:

Firm/Company	**Consumer Trust Title & Escrow**
Address:	**219 Ward Cr.**
Address 2:	**Ste., 3**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**615-369-0039**

Davidson County DEEDWARR
Recvd: 01/31/06 14:40 3 pgs
Fees:18.00 Taxes:545.75
20060131-0012107

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **ROGER M. HERROLD, MARRIED** hereinafter referred to as " collectively Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **FRANKIE A. HARRIS** and wife, Kim Harris hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 125 ON THE PLAN OF FARMINGTON WOODS, PHASE II, SECTION 2 OF RECORD IN BOOK 7900, PAGE 424, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO ROGER M. HERROLD AND WIFE, LISA A. HERROLD BY DEED FROM CHRISTOPHER A. DONOVAN AND WIFE, SHERRY V. DONOVAN RECORDED IN INSTRUMENT NO. 20000218-0016433, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY BEING FURTHER CONVEYED TO ROGER M. HERROLD BY QUITCLAIM DEED OF LISA A. HERROLD RECORDED IN INSTRUMENT NO. 20030313-0033940, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Map Parcel Number: 87-5-A-97 CO

This property is known as: 5806 AVALON COURT, HERMITAGE, TN 37076

Subject to Restrictive Covenants contained in the instruments of record in Book 8238, Page 176, Book 8351, Page 533, Book 8447, Page 635, Book 8702, Page 528; Charter of HOA of record in Book 8245, Page 768, All matters shown on the Plat of record in Plat Book 7900, Page 424, said Register's Office.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 27th day of January, 2006.

Grantor
Roger M. Herrold

Shannon Herrold
Grantor
Shannon Herrold

SHANNON HERROLD, WIFE OF ROGER M. HERROLD JOINS HEREIN FOR THE PURPOSE OF CONVEYING ANY RIGHT TITLE OR INTEREST SHE MAY HAVE IN THE HEREIN DESCRIBED PROPERTY BY VIRTUE OF HER MARRIAGE TO ROGER M. HERROLD.

STATE OF Tennessee

COUNTY OF Davidson

On this 27th day of January, 2006, before me personally appeared Roger M. Herrold and Shannon Herrold to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires JUNE 8, 2008

Grantor(s) Name, Address, phone:
Roger M. Herrold
5049 Twin Ridge Drive
Old Hickory, TN 37138

Grantee(s) Name, Address, phone:
Frankie A. Harris
5806 Avalon Ct.
Hermitage, TN 37076

SEND TAX STATEMENTS TO :
Frankie A. Harris
5806 Avalon Ct.
Hermitage, TN 37076

State of TENNESSEE
County of Sumner

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$147,500.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 27th day of January, 2006.

MARY H. MCCLOUD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

(Seal)

Affiant

Monika Manning
Type or Print Name

Notary Public

My commission expires:

7-10-07

Mary H. McCloud
Type or Print Name