Davidson County DEEDWARR
Recvd: 02/07/06 13:30 3 pgs
Fees:18.00 Taxes:160.95
20060207-0015180

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 2nd day of February, 2006, by and between ALLEN WEBB and MAURA WEBB, HUSBAND AND WIFE, hereinafter called Grantors, and JAMES HARDIMAN and MARTHA HARDIMAN, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, ALLEN WEBB and MAURA WEBB, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto JAMES HARDIMAN and MARTHA HARDIMAN, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as LOT 2, TRANHAM RD., WHITES CREEK, TN 37189.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantors on the day and year first above written.

ALLEN WEBB Signature of Seller

MAURA WEBB
Signature of Seller

INDIVIDUAL
STATE OF)
COUNTY OF FRANKLIN)

Personally appeared before me, a Notary Public of said County and State, ALLEN WEBB and MAURA WEBB, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Christopher, Illinois, **this** 3rd **day of February, 2006.**

"OFFICIAL SEAL"
DONNA JARRETT
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1/23/2010

Donna Jarrett
Notary Public

My Commission Expires: 01/23/2010

Name and Address of Property Owner:

JAMES HARDIMAN and MARTHA HARDIMAN
1200 Clarke Street
Old Hickory, TN 37138

Property Address:

LOT 2, TRANHAM RD., WHITES CREEK, TN 37189
Person Responsible for Taxes:

James & Martha Hardiman
1200 Clarke Street
Old Hickory, TN 37138

Map & Parcel #: MAP 19-030 PARCEL 12.00

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **43500** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 3rd day of **February, 2006.**

Notary Public

My Commission Expires: 5/21/2008

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

06-314J

EXHIBIT 'A'

Land in the 1st Councilmanic District of Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated July 23, 2003 and known as Job No. 020228 as follows:

Beginning at an iron pin set on the westerly margin of Tranham Road, said point of beginning being the southeast corner of this tract and also being in the line of Roland Collier of record in Book 10608, Page 713, R.O.D.C., TN; thence leaving the said Road S 70 deg. 19' 36" W 1290.95' to an iron pin set; thence with the line of N.G. Simmons property of record in Instrument Number 200001040000943 N 10 deg. 25' 39" W 352.96' to an iron pin set; thence with the line of Edward Dansby property of record in Book 5182, Page 77, R.O.D.C., TN., N 69 deg. 46' 02" E 1147.10' to an iron pin set on the westerly margin of tranham Road; thence with the margin of the said Road the following calls: with a curve to the left having a radius of 472.18' and a long chord of 113.66', said chord bearing of S 32 deg. 42' 22" E, a distance along the curve of 113.94' to a point ; thence South 37 deg. 23' 48" E 189.02' to a point;t hence with a curve to the right having a radius of 115.84' and a long chord of 68.90', said chord having a bearing of S 23 deg. 00' 27" E a distance along the curve of 69.96' to the point of beginning, containing 9.94 acres more or less.

Being the same property conveyed to Allen Webb and wife, Maura Webb, by Warranty Deed from Harold A. Sesler and wife, Cheryl P. Huber Sesler, filed for record in Instrument Number 20031209-0176496, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (Map 21, Parcel 16; Map 22, Parcel 9; & Map 22, Parcel 26).

2. Unrecorded easements for roads and utilities, if any.

3. Sanitary Sewer and/or Storm Drainage Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8698, page 731, Register's Office for DAVIDSON County, Tennessee, as to Tract 2.

4. Sanitary Sewer and/or Storm Drainage Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7499, page 433, Register's Office for DAVIDSON County, Tennessee, as to Tract 3.