WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/06 11:55 2 pgs
Fees:13.00 Taxes:318.20

20060302-0024273

P-06-21

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF February, 2006.

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 2/15/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seth C. Harris	First Horizon Home Loan	
21 Vaughns Gap, D-43 (ADDRESS)	P.O. Box 809 (ADDRESS)	129-15-A-43CO
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JENNIFER C. CURTIS, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SETH C. HARRIS, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that 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. 43 on the plan of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7097, page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Jennifer C. Curtis and Gwendolyn D. Curtis, joint tenants with right of survivorship, by Deed from Catherine A. Mountcastle, Trustee for Hunter A. Mountcastle and Catherine E. Mountcastle, dated September 17, 2004, of record in Instrument No. 20040927-0116368, Register's Office for Davidson County, Tennessee.

The said Gwendolyn D. Curtis having died on April 20, 2005.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 21 Vaughns Gap, D-43, Nashville, Tennessee 37205
(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/our hand(s) this 23rd day of February, 2006.

Jennifer C. Curtis

Jennifer C. Curtis

STATE OF TENNESSEE

COUNTY OF Davidson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Jennifer C. Curtis and ~~Gwendolyn D. Curtis, joint tenants with right of survivorship~~ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 23rd day of February, 2006.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800