Davidson County DEEDWARR
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This document was prepared by:
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4515 Harding Road, Suite 103
Nashville, TN 37205

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL #
BRATTEN L. BARRETT, et ux 840 HERMITAGE RIDGE HERMITAGE, TN 37076	BANK OF AMERICA 9000 SOUTHSIDE BLVD JACKSONVILLE, FL 32256	75-14-130

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by **BRATTEN L. BARRETT and wife, CAROL Y. BARRETT,** hereinafter named Grantees, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, **JAMES L. HARPER and wife, JOANN C. HARPER; and JAMES L. HARPER and HELEN L. HARPER, CO-TRUSTEES of the WILL T. HARPER RESIDUARY TRUST,** hereinafter named Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said **BRATTEN L. BARRETT and wife, CAROL Y. BARRETT,** Grantees herein, their heirs, successors and assigns, Grantors' entire interest in certain real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Luree Estates, of record in Book 5210, page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 85 feet on the westerly side of Luree Lane and extends back between lines measuring 131.93 feet on a southerly line and 125.00 feet on the northerly line to a line in the rear measuring 73.33 feet thereon.

Being the same property conveyed to Will T. Harper and James L. Harper, partners d/b/a Harper Brothers by Deed of record in Book 5409, page 515, Register's Office for Davidson County, Tennessee. The said Will T. Wilson Harper died in 1987 having a Will recorded in Will Book 150, page 534, Probated in Davidson County, Tennessee directing his interest into the Will T. Wilson Harper Residuary Trust with his wife Helen L. Harper as Co-Trustee and brother James L. Harper as Co-Trustee.

Joann C. Harper, spouse of James L. Harper, joins in this conveyance to convey any interest she may have in the subject property, particularly any marital rights.

This is improved property known as 8217 Luree Lane, Hermitage, Tennessee 37076.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

This conveyance is made subject to 2006 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees,

their heirs and assigns forever. And we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons. Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to all genders.

Witness our hands this 26th day of April, 2006.

James L Harper
JAMES L. HARPER

James L Harper
JAMES L. HARPER, CO-TRUSTEE

JoAnn C. Harper
JOANN C. HARPER

Helen L. Harper
HELEN L. HARPER, CO-TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $106,666.66. Subscribed and sworn to before me, this the 26th day of April, 2006.

Carol Barrett
AFFIANT

Ronald H Bice Jr
NOTARY PUBLIC

My commission expires: 11-24-09

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ronald H. Bice, Jr., a Notary Public in and for said County and State, **JAMES L. HARPER and wife, JOANN C. HARPER,** the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of April, 2006.

Ronald H Bice Jr
NOTARY PUBLIC

My commissions expires: 11-24-09

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ronald H. Bice, Jr., a Notary Public in and for said County and State, **JAMES L. HARPER and HELEN L. HARPER,** the within named bargainors, with whom I am personally acquainted, and who acknowledged that they as Co-Trustees of the Will T. Wilson Harper Residuary Trust executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of April, 2006.

Ronald H Bice Jr
NOTARY PUBLIC

My commissions expires: 11-14-09

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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