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JLR

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060255

Davidson County DEEDWARR
Recvd: 05/26/06 15:46 3 pgs
Fees:18.00 Taxes:1924.00
20060526-0062563

Send Tax Bills To:
1127 Granny White Court
Nashville, TN 37204

New Owner is:
James C. Morton, Jr. & Susan P. Morton
1127 Granny White Ct.
Nashville, TN 37204

MAP: 131-08-F
PARCEL: 1.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Delbert V. Carraher, Jr.**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **James C. Morton, Jr. and wife, Susan P. Morton**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Unit 7-A in a Horizontal Property Regime as shown on the condominium site plan of Harding Heights Condominium, as of record on Exhibit "A" of the Master Deed of Harding Heights, of record in Instrument # 20040521-0059693, Register's Office for Davidson County, Tennessee.

The Premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of the other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Harding Heights Condominium, as of record in Instrument No. 20040521-0059693, and Charter of record in Instrument No. 20040521-0059692, said Register's Office.

This conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easememts, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options , burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Harding Heights, of record aforementioned, said Region's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Being the same property conveyed to Delbert V. Carraher, Jr., unmarried, from Nashville Property Management, LLD, a Tennessee limited liability partnership, by Warranty Deed, dated June 15, 2004, recorded June 21, 2004, Instrument No. 20040721-0087203 and re-recorded August 27, 2004, Instrument No. 20040827-0103992, in Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

D.C. S.C.
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 24 day of May, 2006.

GRANTOR:

Delbert V. Carraher, Jr.

Shawn Carraher by

Delbert V. Carraher, Jr. as Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Delbert V. Carraher, Jr.**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Shawn Carraher,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Inst# 20060526-0062562, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 24 day of May, 2006.

Notary Public

BYLINE BOND SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: [illegible]

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Delbert V. Carraher, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 24 day of May, 2006.

BYLTHE BOND SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/25/06

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

Jeanette F. Renner
Affiant

SWORN TO and subscribed before me this 24th day of May, 2006.

Penny L. Denton
NOTARY PUBLIC

PENNY L. DENTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

My commission expires:

11/14/09