When recorded return to:

TrustLand Title & Escrow, L.L.C.
1720 West End Ave, Ste 400
Nashville, Tennessee 37203
Box 32

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/09/06 14:20 2 pgs
Fees:13.00 Taxes:1017.50
20060609-0068924

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of June, 2006

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C.M. CORRIVEAU
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce Hardin	New Owner	117-03-O 106
(NAME)	(NAME)	(MAP)
3404 Benham Avenue		
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Amy Allison, now Fox**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Bruce Hardin and wife, Shannon Hardin**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 10, on the Plan of Sharon Hill Circle, of record in Plat Book 1424, page 115, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Amy Allison, by deed from Carson Edward Kelly, Rita Ruth Richardson and Marion Carson Kelly, Executors pursuant to the Will of Ruby Richardson Donnelly, dated March 26, 1991, of record in Book 8317, page 277, Register's Office for Davidson County, TN.

The subject property is not the primary residence of the grantor.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2935 Sharon Hill Circle, Nashville, Tennessee 37215

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 2nd day of June, 2006.

Amy Allison Fox

Amy Allison Fox

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Amy Allison Fox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 2nd day of June, 2006.

Notary Public

My Commission Expires: 5/22/10

