Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $138,900.00

Sylvia D. Baker
Affiant

Subscribed and sworn to before me, this 27th day of June 2006.

Notary Public
My commission expires: 4/21/07

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Davidson County DEEDWARR
Recvd: 06/29/06 12:20 2 pgs
Fees:13.00 Taxes:513.93
20060629-0078011

Address of New Owner:
Bennie C. Harris
165 Sheila Drive
Antioch TN 37013-0000

Send Tax Bills to:
Owner

Tax Information
16202023800

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Larry Kenneth Lankford and wife, Karen M. Lankford, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Bennie C. Harris, single, and Sylvia D. Baker, single, as joint tenants with right of survivorship, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 280 on the Plan of Colewood Acres Section 4 of record in Book 4175 Page 144 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description and dated March 8, 1973

Being the same property conveyed to Larry Kenneth Lankford and wife, Karen M. Lankford, by deed from James M Lawrence and wife, Betty H. Lawrence, of record in Book 4668 Page 356 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2006 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Colewood Acres Section 4 of record in Book 4175 Page 144, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 4451 Page 984 and amended in Book 5725 Page 540

This property is improved property known as 165 Sheila Drive, Antioch, Tennessee 37013-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 27 day of June, 2006.

Larry Kenneth Lankford
Larry Kenneth Lankford

Karen M Lankford
Karen M. Lankford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry Kenneth Lankford and Karen M. Lankford, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 27R day of June, 2006.

Notary Public

My Commission expires: 4/2/07

FILE NO: WG1417

Amy Cross Nance
State of Tennessee Notary Public
Williamson County