This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

Davidson County DEEDWARR
Recvd: 07/13/06 09:29 3 pgs
Fees:18.00 Taxes:492.10
20060713-0084287

ADDRESS NEW OWNER:
Jon Norris
661 Netherlands Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Owner

MORTGAGEE:
First Horizon Home Loan Corporation, d/b/a
First Tennessee Home Loans
100 Bluegrass Commons, Suite 100
Hendersonville, Tennessee 37075

MAP **75-11-0**
GROUP
PARCEL **94.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas C. Lannom and Cathy C. Lannom** hereinafter called the Grantor, bargained and sold, and by these presents, transfer and convey unto **Jon Norris, unmarried**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of the Lot No. 225, on the Plan of Highlands of Tulip Grove, Section 3, as shown by plat appearing of record in Plat Book 4675, page 140, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Thomas C. Lannom and Cathy C. Lannom by deed from Thomas C. Lannom dated June 10, 2003, of record in Instrument No. 20030617-0083088, Register's Office for Davidson County, Tennessee.

This is improved property known as 661 Netherlands Drive, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2006, a lien not yet due and payable. Map 75-11-0, Parcel 94.00 . If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2006 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in an instrument of record in Book 4849, page 767; Book 5028, page 357; Book 4793, page 157; Book 5545, page 321; Book 6017, page 179 and Book 5020, page 58 said Register's Office, and to which instrument reference is here made for the complete and exact terms of said restrictive covenants.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 4675, page 140, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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, his heirs and assigns, forever; and,

Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 10th day of July, 2006.

Thomas C. Lannom

Cathy C. Lannom

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Thomas C. Lannom and Cathy C. Lannom**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of July, 2006.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 11/23/2008

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $133,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of July, 2006.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 11/23/2008

