RECORD & RETURN TO: file box 48-A
Realty Title & Escrow

03

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 $388,500.00

Karen Colbert
Affiant

Subscribed and sworn to before me, this 6th day of July 2006.

Diane K Mann
Notary Public
My commission expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 07/18/06 14:29 2 pgs
Fees:13.00 Taxes:1437.45
20060718-0086644

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Jerry L. Harris<br>325 Red Feather Lane<br>Brentwood TN 37027-0000 | NEW OWNER | 17-050A-4500 |

## 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 Fred R. Shanks and wife Donna D. Shanks hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jerry Harris and wife Nancy Harris 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. 45 on the Plan of Oakmont Subdivision Phase 3 of record in Book 9700 Page 881 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Fred R. Shanks and wife, Donna D. Shanks by deed from Continental Development and Construction, Inc. of record in Book 11761 Page 667 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 Oakmont Subdivision Phase 3 of record in Book 9700 Page 881, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 8850 page 631 and amended in Book 9453 page 119 and Instrument No. 20050616-0069202 and in any allied instruments(s) referred to in said restrictions. 5) Charter of Oakmont Homeowner's Associaiton of record in Book 8868 Page 942

This property is improved property known as 325 Red Feather Lane, Brentwood, Tennessee 37027-0000

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 6th day of July, 2006.

Fred R. Shanks

Donna D. Shanks

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 Fred R. Shanks and Donna D. Shanks, 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 10th day of July, 2006.

Notary Public

My Commission expires: 1/27/07

FILE NO: 05281

NANCY E. SWYSTUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007