PROPERTY TAX INFORMATION:

OWNER: Kenneth L. Hardin Sr.
Earline D. Holmes
6084 Beals Lane
Nashville, TN 37218

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

Map/Group: 59
Parcel: 148

Davidson County DEEDWARR
Recvd: 07/26/06 14:03 2 pgs
Fees:13.00 Taxes:555.00
20060726-0090374

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, I the undersigned, **Jillian Etherington, single**, has bargained and sold and does hereby transfer and convey unto **Kenneth L. Hardin Sr., single and Earline D. Holmes, single,** their heirs and assigns, forever, that certain tract or parcel of real estate situated in the 1302-22622 Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being all of Lot No. 1, on the Plan of Thompson Subdivision, as shown by plat appearing of record Instrument No. 20041203-0144268, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.
>
> Being the same property conveyed to Jillian Etherington, unmarried by Warranty Deed dated May 5, 2005 from Barbara H. Thompson, unmarried of record in Instrument No. 200520510-0052645 of the Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantees, their heirs and assigns, forever.

I, the undersigned, covenant with the said Grantees that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same; and that the same is unencumbered, except by lien of the 2006 property taxes which have been prorated between the parties and the Grantor having paid her prorata share unto the Grantees at closing, the Grantees agreeing to pay the same in full when due.

I, the undersigned, further covenant and bind myself, my heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantees upon delivery of this deed.

WITNESS MY HAND, this the 10th day of July, 2006.

Jillian Etherington

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 10th day of July, 2006, before me personally appeared Jillian Etherington, to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

NOTARY PUBLIC

My Commission Expires: 06/22/08

STATE OF TENNESSEE)
ss
RUTHERFORD COUNTY)

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, on this 10th day of July, 2006.

NOTARY PUBLIC

My Commission Expires: 06/22/08