First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14772

Davidson County DEEDWARR
Recvd: 07/31/06 10:03 2 pgs
Fees:13.00 Taxes:869.50

20060731-0092039

Property Address:
1700 Beechwood Ave., Nashville, TN 37212 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jeff C. Harmon, and wife, Alison A. Harmon,** hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Debra K. Kidwell, married,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being the westerly 60 feet of Lot 169 on the Plan of Belmont Land Company's property called "Belmont Heights" of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee, and described as follows:

Said westerly part of said Lot No. 169 fronts 60.0-feet on the northerly side of Beechwood Avenue and extends back between parallel lines, with the easterly margin of an alley, 100.0-feet to the southerly line of Lot No. 168 on said plan.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from George Clint Coffman and wife, Lisa Marie Coffman, dated September 29, 2000, and recorded October 6, 2000, in the Register's Office for Davidson County, Tennessee, Instrument Number 200010060099805.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 27 day of July, 2006.

_____ {Seal}
Jeff C. Harmon

_____ {Seal}
Alison A. Harmon

State of TENNESSEE
County of DAVIDSON

On this the 27 day of July, 2006, before me, the undersigned officer, personally appeared Jeff C. Harmon and Alison A. Harmon, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

_____
Notary Public

My Commission expires: 11-27-2006

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $235,000.00 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 this the 27 of July, 2006.

_____
Notary Public

My Commission expires: 9-16-

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Name of Owner and Property Address:
Debra K. Kidwell

1700 Beechwood Avenue
PO Box 140114
Nashville, TN 37214

Person Or Entity Responsible For Payment Of Taxes:
Debra K. Kidwell

Tax Parcel ID#: 104-16-0-208.00