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. N14776

Davidson County DEEDWARR
Recvd: 08/08/06 09:46 2 pgs
Fees:13.00 Taxes:543.90
20060808-0097099

Property Address:
1303 McAlpine Avenue, Nashville, TN 37216 ---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, **Gina A. Miller NKA Gina A. Harvey and husband,** Jarrett Brooks Harvey, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Jefferson Harmon**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being a part of the south part of Lot No. 39 and a part of the southeast corner of Lot No. 37 on the Map of Kennedy and Graves, Plan of Monte Vista, as of record in Book 421, Page 143, Register's Office for Davidson County, Tennessee, as follows:

Beginning at the northeast intersection of Kennedy and McAlpine Avenue; thence with the easterly margin of Kennedy Avenue, north 29 degrees 42' East 105 feet to an iron pin; south 67 degrees 05' east 119.5 feet to a point; south 20 degrees west 113 feet more or less to the northerly margin of McAlpine Avenue; thence westerly with said Avenue, 137 feet more or less to the point of beginning.

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

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Pat W. Moore, dated May 6, 2004, and recorded September 16, 2004, in the Register's Office for Davidson County, Tennessee, Instrument Number 200409160111852.

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

GRANTOR does for Grantor and Grantor's 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 Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 4th day of August, 2006.

Gina A. Harvey {Seal}
Gina A. Miller NKA Gina A. Harvey

Jarrett Brooks Harvey {Seal}
Jarrett Brooks Harvey

State of TENNESSEE
County of DAVIDSON

On this the 4th day of August, 2006, before me, the undersigned officer, personally appeared Gina A. Miller NKA Gina A. Harvey and husband, Jarrett Brooks Harvey, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

Notary Public

My Commission expires: 11-27-2006

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $147,000.00 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 4th of August, 2006.

Notary Public

My Commission expires: 11-27-2006

Name of Owner and Property Address:
Jefferson Harmon
1303 McAlpine Ave.
Nashville, TN 37216

Person Or Entity Responsible For Payment Of Taxes:
1st Trust Bank for Savings
6655 Poplar Avenue
Suite 201
Germantown, TN 38138
Jefferson Harmon

Tax Parcel ID#: 061.16-0-095.00