WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/09/06 15:09 2 pgs
Fees:13.00 Taxes:151.70
20060809-0098258

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $41,000.00.

Affiant

Subscribed and sworn to before me this 9 day of August, 2006

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Robert Warner	Same	060-12-0-023.00
2341 Devonshire Drive		
Old Hickory, Tn. 37138		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Neal Hargrove**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robert Warner**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot Nos. 41 and 42 of Block "B" on the plan of Highland Park, of record in Book 974, page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot Nos. 41 and 42 adjoin and front together 50 feet on the westerly side of Morningside Drive and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Neal Hargrove by deed from Wilson Enterprises, Inc., on August 3, 2006, of record in Instrument Number 20060804-0095771, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 in the estimated amount of $431.48 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 060-12-0-023.00.
- Subject to all matters as shown on the Plan of record in Book 974, page 33, Register's Office Davidson County, Tennessee.

This is improved property known as: **2908 Morningside Drive, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 9, 2006.

Neal Hargrove

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Neal Hargrove** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 9, 2006

My commission expires 9-22-07

Notary Public

