# WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 235,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF AUGUST, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

**THIS INSTRUMENT PREPARED BY**
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 06-01640 HARPER

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Zachary Harper and Catherine D. Harper | Countrywide Home Loans, Inc. MSN-SV22 | 126-16A 88.00 CO |
| 6612 Valleypark Drive | PO Box 10212 | |
| Nashville, TN 37221 | Van Nuys, CA 91410 | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**SHIRLEY S. DORTCH AND JEFFERY BLAIR DORTCH**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

**ZACHARY HARPER, AND WIFE, CATHERINE D. HARPER**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 6612 Valleypark Drive, Nashville, TN 37221

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

Davidson County DEEDWARR
Recvd: 08/15/06 14:09 2 pgs
Fees:13.00 Taxes:869.50

20060815-0100440

Witness Our hand on the 11th day of August, 2006.

Shirley S. Dortch

Jeffery Blair Dortch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, SHIRLEY S. DORTCH AND JEFFERY BLAIR DORTCH, 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 11th day of August, 2006.

Notary Public _____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

BEING LOT NUMBER 88 ON THE PLAN OF FINAL PLAT RIVERWALK PHASE IA, SECTION 1 AND PHASE 1B, SECTION 1 AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NUMBER 20011026-0117231, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SHIRLEY S. DORTCH, UNMARRIED AND JEFFERY BLAIR DORTCH, UNMARRIED AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY QUIT CLAIM DEED FROM SHIRLEY S. DORTCH, UNMARRIED, RECORDED ON THE 30TH DAY OF DECEMBER, 2004 IN INSTRUMENT NO. 20041230-0154749; DEED TO SHIRLEY S. DORTCH, A SINGLE WOMAN, RECORDED ON THE 24TH DAY OF NOVEMBER, 2004 IN INSTRUMENT NO. 20041129-0141604, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.