Return to: First Title and Escrow Company, Inc.
File Number 25479 Box 9B

WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 182,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH 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 # 06-01655 BACHLEDA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Fleeta Lynne Bachleda	~~Same~~ SunTrust Mortgage	MAP:
7473 Harrow Drive	201 4th Ave. N 7th Flr.	Parcel:142-2-113.00
Nashville, TN 37221	Nashville ,TN 37219	

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,

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

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

FLEETA LYNNE BACHLEDA, UNMARRIED

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 7473 Harrow 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.

Witness our hand on the 16th day of August, 2006.

Zachary M. Harper

Catherine D. Harper

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, ZACHARY M. HARPER AND CATHERINE D. HARPER, 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 16th day of August, 2006.

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 08/18/06 15:51 2 pgs
Fees:13.00 Taxes:673.40

20060818-0102379

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 153 ON THE PLAN OF CROSS TIMBERS, SECTION 3, OF RECORD IN BOOK 4175, PAGE 21, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 153 FRONTS 85.0 FEET ON THE SOUTHEASTERLY MARGIN OF HARROW DRIVE AND EXTENDS BACK 162.1 FEET ON THE NORTHWESTERLY LINE AND 159.4 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 85.04 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ZACHARY M. HARPER AND CATHERINE D. HARPER, HUSBAND AND WIFE BY WARRANTY DEED FROM JEFF ROSEDALE AND SANDRA ROSEDALE, HUSBAND AND WIFE, RECORDED ON THE 25TH DAY OF OCTOBER, 2002 IN INSTRUMENT NO. 20021025-0131070, 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.