PREPARED BY:
ADVANCED TITLE & ESCROW, LLC.
450 PROFESSIONAL PARK DR, STE # E
GOODLETTSVILLE, TN. 37072

Davidson County DEEDWARR
Recvd: 09/12/06 11:17 2 pgs
Fees:13.00 Taxes:643.43
20060912-0112772

WARRANTY DEED

THIS INDENTURE is made and entered into this 8 day of September, 2006 by and between Susan K. Bryan (NKA Susan K. Bryan Harris), herein after referred to as **GRANTOR**, Frank G. Carlo, herein after referred to as **GRANTEE**.

WITNESSETH: That for and in consideration of One Hundred Seventy Three Thousand Nine Hundred ($173.900.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTORS right, title and interest in the following described property lying in city of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 254 on the Plan of Villages of Brentwood, Phase Six, Second Revision, as shown on plat of record in Plat Book 6900, Page 316, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Susan K Bryan (NKA Susan K Bryan Harris) in Instrument 20001011-0101166 recorded 10/11/200, Register's Office for Davidson County, Tennessee.

This is Improved / unimproved property known as: 308 Harwich Court Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first written above:

Susan K Bryan Harris

Susan K Bryan Harris

INDIVIDUAL
STATE OF
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, **Susan K Bryan Harris** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 8 day of **September, 2006**.

Notary Public

My Commission Expires:_____

Name and Address of Property Owner:
Frank G Carlo
308 Harwich Court
Nashville, TN 37211

Send Tax Statements Frank G Carlo
308 Harwich Court
Nashville, TN 37211

Map & Parcel 161-10-0-B06.300CO

AFFIDAVIT OF VALUE

STATE OF
COUNTY OF

I hereby swear of affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is ($173,900.00) which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 8 day of **September, 2006**.

Notary Public

My Commission Expires: _____