WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF September, 2006.

(Official Seal)

Notary Public

My Commission Expires: _____

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 2010

JULIUS-H06249

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John S. Julius and wife, Joan M. Julius	SAME	108-12-B-39
3472 Harborwood Circle		
Nashville, TN 37214		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, BENITA JEAN BOBBITT, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOHN S. JULIUS AND WIFE, JOAN M. JULIUS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 177 on the Plan of Harborview Phase 1-A, Section Two of record in Plat Book 6900, Pages 756-758, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James D. Bobbitt and Benita J. Bobbitt, husband and wife, by Warranty Deed from Annie Ruth Tucker, unmarried, of record in instrument 20040507-0052321, recorded on May 7, 2004, then further conveyed to Benita Jean Bobbitt by Quitclaim Deed of record in instrument 20060918-0115268 recorded on _____ Register's Office for Davidson County, Tennessee.

Benita J. Bobbitt a/k/a Benita Jean Bobbitt.

( ) unimproved
This is (X) improved property known as 3472 Harborwood Circle, Nashville, Tennessee 37214 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs 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 my/our hand(s) this 15th day of September, 2006 :

Benita Jean Bobbitt

Benita Jean Bobbitt

Davidson County DEEDWARR
Recvd: 09/18/06 13:48 1 pgs
Fees:13.00 Taxes:725.20

20060918-0115269

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, Houston Rudy, a Notary Public in and for said County and State, the within named BENITA JEAN BOBBITT, UNMARRIED, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Summer Court, Tennessee, this 15th day of September, 2006.

Notary Public

My Commission Expires: 10/06/09

HOUSTON RUDY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY