McGann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $172,500.00

Affiant

Subscribed and sworn to before me, this 12th day of September, 2006.

Notary Public
My commission expires: 9/16/09

02-0608-45076

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Victoria W. Harmon 3125 Hidden Creek Drive Antioch TN 37013	New Owner	173-16-0-A-025

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Willie Proctor, Married, and Najah Render, Unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Victoria Harmon and Jarvis J. Harmon, wife and husband, hereinafter called the Grantees, their successors and assigns, a 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. 64, on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1, of record in Instrument No. 20030213-0020016, as corrected in Instrument No. 20030331-0042208, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gregory M. Higgins and wife, Jennifer J. Higgins by deed from Beazer Homes Corp. DBA Phillips Builders, dated 5-27-04, recorded 6-2-04, of record in Instrument No. 20040602-0064719, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Willie Proctor and Najah Reader by deed from Gregory M. Higgins and wife, Jennifer J. Higgins, dated 4-4-05, recorded 4-20-05, of record in Instrument No. 20050420-0043991, Register's Office for Davidson County, Tennessee. Wille Proctor makes oath that the property described herein is neither his principal residence nor the principal residence of his spouse and/or dependents. Najah Render is one and the same as Najah Reader.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3125 Hidden Creek Drive, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

Davidson County DEEDWARR
Recvd: 09/19/06 14:54 2 pgs
Fees:13.00 Taxes:638.25
20060919-0116093

WITNESS my hand this 12th day of September, 2006.

Willie Proctor

Najah Render

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Willie Proctor and Najah Render, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 12th day of September, 2006.

State of Tennessee at Large

My Commission expires

1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.