WARRANTY DEED

ET-06-0526

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,900.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF September, 2006

Notary Public

MY COMMISSION EXPIRES: 06/30/10
(AFFIX SEAL)

WILSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF TENNESSEE CONNIE J BUCHANAN

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancie V. Lesperance	Nancie V. Lesperance	
824 62nd Avenue Northeast	(NAME) 824 62nd Avenue Northeast	108-12-B-243 CO
(ADDRESS) St. Petersburg, FL 33702	(ADDRESS) St. Petersburg, FL 33702	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEPHEN J. HARRIS, A MARRIED MAN
, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NANCIE V. LESPERANCE, A SINGLE WOMAN, 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 38, HARBORVIEW, FINAL PHASE, SECTION TWO, as shown on plat of record in Plat Book 9700, Page 708, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stephen J. Harris, unmarried by Warranty Deed from Precision Homes, Inc., recorded on the 20th day of March, 2002 in Instrument No. 20020320-0034437, in the Register's Office of Davidson County, Tennessee.

Stephanie Harris, spouse of Stephen J. Harris, joins in this conveyance to relinquish any rights she may have in and to said property.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARBORVIEW, FINAL PHASE, SECTION TWO, as recorded in Plat Book 9700, Page(s) 708.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10125, Page 494 amended in Book 10344, Page 233 and Book 10386, Page 334; and Instrument No. 19991215-0303474.

Terms and provisions of by-Laws of Harborview, Final Phase Homeowners Association recorded in Book 10316, Page 891.

Charter of Harborview, Final Phase Homeowners Association, recorded in Book 10316, Page 886.

Easements for Sanitary Sewer - Storm Drainage recorded in Book 5856, Page 80, Book 5856, Page 84, Book 5658, Page 984 and Book 5795, Page 181.

Easement for Sanitary Sewer - Water Mains recorded in Book 6147, Page 886, Book 6147, Page 893 and Book 5807, Page 381.

Easement recorded in Book 8068, Page 723.

Storm Water Detention Agreements recorded in Book 7390, Page 270 and Book 10937, Page 376.

Subject to any and all existing restrictions and easements of record if any.

Davidson County DEEDWARR
Recvd: 09/25/06 10:05 2 pgs
Fees:13.00 Taxes:550.93
20060925-0118257

unimproved ( )

This is improved (X) property, known as 3440 Harbor Hill Place, Nashville, Tennessee 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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(S), 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 21st day of September, 2006.

Stephen J. Harris

Stephanie Harris

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Wilson

On this the 28th day of September, 2006, before me personally appeared Stephen J. Harris and wife, Stephanie Harris to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of September, 2006.

Notary Public

My Commission Expires: 06/30/10

(SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520