WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/26/06 08:35 2 pgs
Fees:13.00 Taxes:370.00

20060926-0118795

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Russell C. Seagraves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
22nd DAY OF September, 2006

Notary Public

MY COMMISSION EXPIRES: 5-24-2008
(AFFIX SEAL)

NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES May 24, 2008
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES May 24, 2008
OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell C. Seagraves (NAME)	Owner (NAME)	MAP 165-13-A
405 Woodfern Court (ADDRESS)	(ADDRESS)	PARCEL 90
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	2D-78516

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kevin L. Harris and wife, Tracy Harris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell C. Seagraves, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 498, Section Eight, on the Plan of Peppertree Forest, a Planned Unit Development, of record in Plat Book 7900, Page 652, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Subject to Charter of record in Book 8757, Page 639; By-Laws of record in Book 8757, Page 623; and Restrictions of record in Book 7982, Page 736 as restated in Book 8757, Page 607 and as amended in Book 9287, Page 698 and Restrictive Covenant for Detached Structure of record in Instr: 20030602-0074548, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Kevin L. Harris by deed from Jeffery A. Whisman of record in Book 11695, Page 679, Register's Office, Davidson County, Tennessee. Tracy Harris herein joins to convey any and all rights and interests she may have, if any.

This is the same description as in previous deed of record.

Subject to notes on plat of record in Plat Book 7900, Page 652, Register's Office, Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 405 Woodfern Court, Antioch, Tennessee 37013
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness my hand this 22nd day of September, 2006

X Kevin L. Harris

X Tracy Harris

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kevin L. Harris and wife, Tracy Harris 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 Nashville, Tennessee, this the 22nd day of September, 2006.

NOTARY PUBLIC

My Commission Expires: 5-24-08

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to minimum building setback lines and public utility and drainage easements, of record in Plat Book 7900, Page 652, said Register's Office.