This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 107-04-0
PARCEL: 004.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Jon P. Van Doran
541 Lockwood Drive
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 09/29/06 11:58 2 pgs
Fees:13.00 Taxes:495.80
20060929-0120700

WARRANTY DEED

THIS INDENTURE, made this 28th day of September, 2006 between

Julie L. Harris k/n/a Julie L. Tucker and husband, James Tucker

hereinafter referred to as **Grantor**, and

Jon P. Van Doran

hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land situated in Davidson County, Tennessee being described as follows:

BEING Lot No. 9 on the Plan of Larkwood Subdivision, as of record in Book 2900, page 144, Register's Office for Davidson County, Tennessee, and as described as follows:

SAID Lot No. 9, beginning at a point on the westerly margin of Lockwood Drive, common corner of lots 9 and 10; thence with the line between said lots, 96.34 feet to the common corner of lot nos. 8, 9 and 20; thence with the line between lots 8 and 9, southerly 115 feet to a point in the southerly margin of Shacklett Drive; thence westerly 110.12 feet to a point; thence around a curve, northwesterly 39.27 feet to a point in the easterly margin of Lockwood Drive; thence with same margin, northerly 106 feet to the point of beginning.

This being the same property conveyed to Julie L. Harris by Warranty Deed dated 5/18/1995 from James Walton Jones and wife, Katherine M. Jones of record in Book 9680, Page 498, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2006 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

James Tucker joins in this conveyance to convey any marital interest he may have acquired in the property being conveyed herein.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Julie L. Harris k/n/a Julie L. Tucker

James Tucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julie L. Harris k/n/a Julie L. Tucker and husband, James Tucker the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28TH day of September,2006

Notary

My Commission Expires: 12/31/2006

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $134,000.00.

Affiant

Sworn to and subscribed before me, this 28TH day of September, 2006

Notary Public

My Commission Expires: 12/31/2006

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY