THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 10/02/06 09:10 4 pgs
Fees:23.00 Taxes:555.00

20061002-0121193

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Mary Lisa Harper, et. vir. 271 McMahon Rd. Goodlettsville, TN 37072	Same as New Owner	Field Book: 10D10815 Map 11 Parcel 27

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WILLIAM D. PATTON, joined by his current spouse, HARRIET H. PATTON, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto MARY LISA HARPER AND HUSBAND TONY FREEMAN HARPER, hereinafter referred to as the "GRANTEES", as tenants by the entirety, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Said tract of land lying and being in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, on the head waters of Shane's Fork of Mansker Creek and described as follows:

Beginning at the northwest corner of Parcel 34, the southeast corner of parcel 26 of the W. D. Patton property, thence with a new line through parcel 34 south 42 deg.13' 49" west 991.21 feet to the common line of Spurlock; thence, north 59 deg. 39' 45" west 176.63 feet; thence, north 72 deg. 42' 01" west 254,36 feet; thence north 2 deg. 50' 38" east 998.75 feet; thence, with a new line through parcel 26 from the northwest corner of parcel 34 south 67 deg. 03' 12" east 1,098.90 feet to the beginning containing 16.304 acres, more or less.

Being the same property vested in William D. Patton and wife Edith J. Patton by deed of record in Book 5279, Page 775, Register's Office for Davidson County, Tennessee. The said Edith J. Patton died on October 21, 1988, at which time ownership and title to the said property became vested in William D. Patton as surviving tenant by the entirety. And, William D. Patton thereafter married Harriet H. Patton, who joins in this conveyance to convey any and all right, title or interest she may have in the said property, marital or otherwise.

The mailing address for the said property is 271 McMahon Rd., Goodlettsville, TN 37072

The Grantors further convey to the Grantees, their heirs or assigns, the right of easement, jointly with the Grantors, their heirs or assigns across an access road as described in the deed of record in Booik 4551, Page 877 and re-recorded in Book 5075 Page 424, Register's Office for Davidson County, Tennessee

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2006, which are a lien, but not yet due and payable, which will be paid, in full, by the GRANTEES, when due, without proration.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

And, by their signatures hereto, the GRANTORS and the GRANTEES confirm :

1. That the GRANTEES have been residing on the property and taking care of the property for the GRANTORS for the past eighteen (18) years;
2. That the GRANTEES have paid all upkeep, maintenance, taxes, and where applicable, insurance on the property for the past 18 years;
3. That the GRANTEES have at their own cost and expense added a new addition to the existing house containing approximately 2,300 square feet, and have further added a pond, two (2) outbuildings and a swimming pool to the property during those 18 years, all of which have resulted in out of pocket expenditures by the GRANTEES for materials in the amount of $119,364.31, which amount does not include any allocation for the labor expended by the GRANTEES or their designated workmen, which is estimated to be in excess of $15,000.00.

As a result, the GRANTORS gift to the GRANTEES the property, together with the improvements thereon and the appurtenances thereto which includes all of the above considerations, the labor performed by the GRANTEES and a gift exemption for the taxable year of 2006 $22,000.00.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

WILLIAM D. PATTON

HARRIET H. PATTON

"GRANTEES"

TONY FREEMAN HARPER

MARY LISA HARPER

STATE OF NORTH CAROLINA}
COUNTY OF SWAIN }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM D. PATTON and wife, HARRIET H. PATTON, 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, at office, this the 6th day of September, 2006.

OPAL B. BARK NOTARY PUBLIC SWAIN COUNTY, N.C.

NOTARY PUBLIC
My Commission Expires: Mr 3, 09

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TONY FREEMAN HARPER and wife, MARY LISA HARPER , 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, at office, this the 5th day of September, 2006.

PATSY C. DAVIDSON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Mary Lisa Harper
Affiant

Sworn to and subscribed before me, this the 13 day of September, 2006.

Patsy C. Davison
NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009