Davidson County DEEDWARR
Recvd: 11/17/06 10:08 3 pgs
Fees:18.00 Taxes:2867.50

20061117-0142937

GENERAL WARRANTY DEED

FROM: Ron Buck and wife, Mary Buck,
Grantors

TO: Wayne Plorin and wife, Rosemary Plorin
Grantees

This instrument was prepared by:
Nicholas G. Barca
Stites & Harbison PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Address New Owners as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Rosemary and Wayne Plorin 111 Hardingwoods Place Nashville, Tennessee 37205	SAME	12904001700

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Seven Hundred Seventy-Five Thousand and No/100 Dollars ($775,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 15th day of November, 2006.

BRANDY K. PIRK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11-25-06

My Commission Expires NOV. 25, 2006

FOR AND IN CONSIDERATION OF the sum of Seven Hundred Seventy-Five Thousand and No/100 Dollars ($775,000.00), the receipt and sufficiency of which are hereby acknowledged, RON BUCK AND WIFE, MARY BUCK ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto WAYNE PLORIN AND WIFE, ROSEMARY PLORIN ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot(s) 16, as shown on the map entitled Harding Woods Subdivision, of record in Plat Book 2900, page(s) 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RONALD D. BUCK AND WIFE, MARY BUCK, by deed from RON REICHES AND WIFE, PAULA REICHES, of record as Instrument No. 20010904-0095628, dated August 11, 2001, said Register's Office.

The Property is improved property located at 111 Hardingwoods Place, Nashville, Tennessee.

This conveyance is expressly made subject to the following matters (collectively, the "Encumbrances"):

1. Applicable zoning ordinances and regulations, public utility easements, railroad rights-of-way, rights-of-way for public roads, building restrictions and setback lines.

2. Facts which would be disclosed by a comprehensive survey of the Property.

3. The lien for 2006 taxes will be prorated and paid by Grantors. This conveyance is subject to taxes for each year thereafter and any supplemental assessments pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

4. Matters shown on Plan of record in Book 2900, page(s) 115, as amended as Instrument No. 20020610-0070099, said Register's Office.

5. Restrictive Covenants contained in instrument of record in Book 2998, page 498, Book 3130, page 627, and Book 6749, page 641, said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4938, page 942, said Register's Office.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns forever.

And Grantors do covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to the Encumbrances, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever except as to the Encumbrances, to which this conveyance is expressly made subject.

[Signatures on following page]

Witness our hands this 15th day of November, 2006.

RON BUCK

MARY BUCK

This Deed has been prepared by Stites & Harbison ("S & H") based solely upon information furnished by Grantors and Grantees. S & H has not undertaken to independently verify any statement, fact, description or other matter set forth herein and undertakes no responsibility or liability for the correctness or accuracy of any such statement, fact, description or other matter.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Brandy K. Pirk, a Notary Public of said County and State, RON BUCK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, this 15th day of November, 2006.

Notary Public

BRANDY K. PIRK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

My Commission Expires: 11-25-06

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Brandy K. Pirk, a Notary Public of said County and State, MARY BUCK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, this 15th day of November, 2006.

Notary Public

BRANDY K. PIRK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

My Commission Expires: 11-25-06

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