This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 02/02/07 14:09 2 pgs
Fees:13.00 Taxes:351.13
20070202-0014166

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $94,900.00

Affiant

Subscribed and sworn to before me,
this 31st day of January, 2007.

Notary Public

My Commission Expires: NOV. 14, 2009

ANNE D. WELTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 14, 2009

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Marc Prosser Sheri Prosser P. O. Box 24 Hermitage, Tennessee 37076	Same	75-13-0-51.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Robert E. Earheart**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Marc Prosser and wife, Sheri Prosser**, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 252 on the Plan of Hermitage Hills, Section 2, as of record in Book 2900, Page 112, Register's Office for Davidson County, Tennessee.

Said Lot No.252 fronts 82.24 feet on the northeasterly margin of Jacksonian Drive and extends back between lines measuring 142.1 feet on the northwesterly line and 142.9 feet on the southeasterly line to a dead line in the rear on which it measures 88.8 feet.

Being the same property conveyed to Robert E. Earheart by Quitclaim Deed from Evelyn Earheart, of record in Book 4927, Page 692, Register's Office for Davidson County, Tennessee.

This property is made subject to the following:

1. 2007 County Taxes a lien, not yet due and payable.

2. Subject to all matters on Plat Plan of record in Book 2900, Page 112, Register's Office for Davidson County, Tennessee.

This is improved property known as: 231 Jacksonian Drive Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of January, 2007.

By: Robert E. Earheart

Robert E. Earheart

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Philip Davis Alexander, a Notary Public in and for said County and State, the within named Robert E. Earheart, the bargainor, 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 official seal at Nashville, Tennessee, on this 31st day of January, 2007.

NOTARY PUBLIC

My Commission Expires: 3 · 20 · 2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010