# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,900.00

Ken McMahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February 2007

Karen Seigman
Notary Public

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/20/07 08:59 3 pg
Fees:18.00 Taxes:388.13
20070220-0020161

KAREN SEIGMAN NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES JANUARY 24, 2009

**THIS INSTRUMENT WAS PREPARED BY**
Samuel F. Anderson, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dennis Capron | | MAP 107-9 |
| (NAME) | (NAME) | |
| 1114 Harold Drive | | PARCEL 63 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, Dorothy Louise Bugg Harris, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis Capron and wife, Penny S. Capron

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 15 on the Plan of Patricia Heights, Section I, as of record in Book 2331, pages 130 and 131, Register's Office for said County.

Said Lot No. 15 fronts 128 feet on the northerly side of Harold Drive and runs back between lines measuring 244.6 feet on the easterly line and 151 feet on the westerly line to a dead line in the rear, measuring 175.7 feet thereon.

Being the same property conveyed to Dorothy Louise Bugg Harris from George Douglas Harris by Final Decree of record in Book 4593, page 822 and to George D. Harris and wife, Dorothy B. Harris by deed from Hallmark Construction Company of record in Book 2694, pge 403, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 2542, page 519, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2331, pages 130-131, said

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 1114 Harold Drive, Nashville, TN 37217
(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 15th day of February, 2007

By Dorothy Louise Bugg Harris (ATTY IN FACT)
Dorothy Louise Bugg Harris
By Mary Diane Kuzina by Power of Attorney of record in Instrument No.
Register's Office for Davidson County, TN.

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 )

On 2/15/07 before me personally appeared Mary Diane Kuzina to me known to be the person who executed the foregoing instrument in behalf of Dorothy Louise Bugg Harris and acknowledged that she executed same as the free act and deed of said Dorothy Louise Bugg Harris for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of February, 2007.

My Commission Expires:

1/24/09

SAMUEL NASH PERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

LEGAL DESCRIPTION CONTINUATION

Register's Office.

Taxes for the year 2007 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.