Davidson County DEEDWARR
Recvd: 03/05/07 08:13 2 pgs
Fees:13.00 Taxes:358.53
20070305-0026291

This Instrument Was Prepared By:

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $96,900.00

O. Malcolm Sloan
Affiant

Subscribed and sworn to before me,
this 27th day of February, 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

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
O. Malcolm Sloan, Jr. 5002 Bonnalynn Drive Hermitage, Tennessee 37076	Same	74-12-0-103.00

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, **Bob Earheart**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **O. Malcolm Sloan, Jr.,** hereinafter called the Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No.508 on the Plan of Hermitage Hills, Section 5, as of record in Book 3300, Page 2, Register's Office for Davidson County, Tennessee as described in a survey by Hal R. Swan, Jr., Surveyor, March 17, 1962, as follows:

Beginning at a point in the westerly margin of Bonnalynn Drive, at the common corner of Lot Nos. 507 and 508; thence westerly along the line between said Lots 134.8 feet to a point; thence in a northwesterly direction 44.75 feet to a point; thence northerly 82.12 feet to a point; thence northeasterly 12.5 feet to a point being the common rear corner of Lots 508 and 509; thence easterly along the line between said Lots 169.75 feet to the westerly margin of Bonnalynn Drive; thence southerly along said margin of said Drive, 75 feet to the point of beginning.

Being the same property conveyed to Bob Earheart, Trustee, by Warranty Deed from Marvin J. Layne and wife, Jane W. Layne of record in Book 4173, Page 186 and then further conveyed to Bob Earheart by Quitclaim Deed from Evelyn R. Earheart, of record in Book 4927, Page 720, 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 3300, Page 2, Register's Office for Davidson County, Tennessee.

This is improved property known as: 5002 Bonnalynn 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 Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 27th day of February, 2007.

By: Bob Earheart

Bob 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 Bob 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 27th day of February, 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