Davidson County DEEDWARR
Recvd: 03/06/07 14:18 2 pgs
Fees:13.00 Taxes:522.63

20070306-0027752

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|~~$144,900.00~~ 141,250.00
|Jimmy R. Simmons
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|2nd DAY OF March, 2007.
|Notary Public
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: JAN 26, 2008

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy R. Simmons	Mortgage Investor Group	Map 150-02
3218 Country Hill Rd.	8320 E. Walker Springs Ln #200	Parcel 341
Antioch, TN 37013	Knoxville, TN 37923	

For and in 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,

Alvin J. Haney and wife, Kimberly J. Haney f/k/a Kimberly J. Tharpe

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jimmy R. Simmons, unmarried

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:

BEING ALL OF LOT NO. 35, ON THE PLAN OF HARBOR LANDING, SECTION 2, AS SHOWN ON SURVEY AND PLAT OF SAME APPEARING OF RECORD IN BOOK 6250, PAGE 352, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ALVIN J. HANEY AND KIMBERLY J. THARPE, BOTH UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM KEVIN A. WARD AND WIFE, JANNA H. WARD, DATED MARCH 23, 2001, AND OF RECORD IN INSTRUMENT NUMBER 20010329-0030378, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. KIMBERLY J. THARPE HAS SINCE MARRIED AND IS N/K/A KIMBERLY J. HANEY.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 352, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in Book 6319, Page 68, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3218 Country Hill Road, Antioch, TN 37013
(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 our hand(s) this 2nd day of March, 2007.

Alvin J. Haney

Kimberly J. Haney

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Alvin J. Haney and Kimberly J. Haney, with whom I am personally acquainted, (or who 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 2nd day of March, 2007.

Donna C. Monk
NOTARY PUBLIC

My Commission Expires:

DONNA C. MONK
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES:
JAN 26, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076