WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 100,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF APRIL, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES JAN 14, 2008

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02051 DESOLVER CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Richard Joseph DeSlover and Jim G. Harper	same	MAP:
256 Warrior Road		Parcel:43-15-257.00
Madison, TN 37115		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PAUL W. GANNON, AND WIFE, RITA W. GANNON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

RICHARD JOSEPH DESLOVER, AN UNMARRIED MAN, AND JIM G. HARPER, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 256 Warrior Road, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 2nd day of April, 2007.

Paul W. Gannon

Rita W. Gannon

Davidson County DEEDWARR
Recvd: 04/10/07 13:21 2 pgs
Fees:13.00 Taxes:370.00
20070410-0042660

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, PAUL W. GANNON AND RITA W. GANNON, the bargainor(s), with whom I am personally acquainted (or 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 and official seal at Franklin, Tennessee , this 2nd day of April, 2007.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES JULY 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 127 ON THE PLAN OF ARROWHEAD ESTATES, SECTION II, AS OF RECORD IN BOOK 5050, PAGE 83, REGISTER'S OFFICE FOR DAVISON COUNTY, TENNESSEE. SAID LOT NO. 127 FRONTS 55 FEET ON THE SOUTHERLY MARGIN OF WARRIOR ROAD AND RUNS BACK BETWEEN LINES 202.03 FEET ON THE EASTERLY SIDE LINE AND 202.88 FEET ON THE WESTERLY SIDE LINE AT THE REAR MEASURING 48.97 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO PAUL W. GANNON AND WIFE, RITA W. GANNON BY WARRANTY DEED FROM KEVIN M. THOMAS AND WIFE, FELICIA B. THOMAS, RECORDED ON THE 27TH DAY OF MACH, 1995 IN BOOK 9627, PAGE 525, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.