PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 05/31/07 11:33 3 pgs
Fees:18.00 Taxes:506.90
20070531-0064643

WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of May, 2007, by and between DANIEL P. RAMSEY and wife, KAREN RAMSEY, hereinafter called Grantors, and GRIMAUDUS C. HARP, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, DANIEL P. RAMSEY and wife, KAREN RAMSEY, as Grantors, do hereby bargain, sell, transfer and convey unto GRIMAUDUS C. HARP, UNMARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"), subject to the below-stated life estate retained by Grantor. This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 517 GRAND LAGOON, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER:

Daniel P. Ramsey

DANIEL P. RAMSEY
Signature of Seller

Karen Ramsey

KAREN RAMSEY
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, DANIEL P. RAMSEY and wife, KAREN RAMSEY, the within named bargainors, 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, at Madison, Tennessee, **this** 17 **day of May, 2007.**

Denise C. Allis
Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

GRIMAUDUS C. HARP
517 Grand Lagoon
Madison, TN 37115

Property Address:

517 GRAND LAGOON, MADISON, TENNESSEE 37115

Person Responsible for Taxes:

Grimaudus C. Harp
517 Grand Lagoon
Madison, TN 37115

Map & Parcel #: MAP 52-8, GROUP A, PARCEL 305

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF davidson **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$137000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 17th day of **May, 2007.**

Notary Public

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-27-11

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 07-8022

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 201 on the Plan of Heron Walk, Phase Two, Section Five, of record in Plat Book 9700, page 923, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Daniel P. Ramsey and wife, Karen Ramsey, by Warranty Deed from Allen Earps, of record in Instrument Number 200002290019701, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Daniel P. Ramsey and wife, Karen Ramsey, by Quitclaim Deed from Betty F. Earps, filed for record in Instrument Number 20070531006960642, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 52-8, GROUP A, PARCEL 305).

2. All matters as set forth on the Plan of record in Book 9700, page 923, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3461, page 253, Register's Office for DAVIDSON County, Tennessee.

4. Restrictions of record in Book 10095, page 464, Register's Office for DAVIDSON County, Tennessee.