This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
David Harris
14061 Monetta Avenue
Nashville, Tennessee 37216

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP 072-1—0
GROUP
PARCEL 280.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lakesha Holley, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **David Harris, unmarried**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 35, on the Map of Montgomery Heights, of record in Book 332, page 47, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lakesha Holley, unmarried by deed from David Michael Borowski, unmarried dated December 22, 2003, of record in Instrument No. 20031230-0183657, Register's Office for Davidson County, Tennessee.

This is improved property known as 14061 Monetta Avenue, Nashville, Tennessee 37216.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2007, a lien not yet due and payable. Map 072-10-0, Parcel 280.00 . If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2007 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

Davidson County DEEDWARR
Recvd: 06/05/07 14:37 2 pgs
Fees:13.00 Taxes:274.35



20070605-0067145

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 332, page 47, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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, his heirs and assigns, forever; and,

Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 10th day of May, 2007.

Lakesha Holley

STATE OF TENNESSEE)
COUNTY OF Shelby)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lakesha Holley, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of May, 2007.

LATICCA W. PEEPLES STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

MY COMMISSION EXPIRES: October 13, 2010

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $74,149.04.

AFFIANT

Subscribed and sworn to before me on this 10th day of May, 2007.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 11/23/2008

WILSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC PATRICIA M. GWIN