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
P.O. Box 41344
Nashville, Tennessee 37204

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **96-14**
GROUP
PARCEL **291.00**

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, **Joseph J. Wright, Jr.** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **David Harris**, 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:

> Being Lot No. 2, on the Resubdivision of Lot 67, Happy Acres, of record in Plat Book 9700, page 883, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Joseph J, Wright, Jr. by deed from Gary K. Henley, unmarried dated November 7, 2005, of record in Instrument No. 20051110-0136529, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot No. 2, on the Resubdivision of Lot 67 Happy Acres, Nashville, Tennessee 37214.

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 94-14, Parcel 291.00 . 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: 06/26/07 08:18 3 pgs
Fees:18.00 Taxes:116.55
20070626-0075946

3. Subject to restrictive covenants contained in an instrument of record in Book 2447, page 557, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 9700, page 883, 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 covenants with the said Grantee that he 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 himself, his 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 9th day of June, 2007.

Joseph J. Wright, Jr.

STATE OF KENTUCKY)
COUNTY OF Warren)

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

WITNESS my hand and official seal at office this 9th day of June, 2007.

NOTARY PUBLIC

My Commission Expires: 9-7-07

CHONDA HENDRICKS NOTARY PUBLIC STATE AT LARGE, KENTUCKY

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $31,500.00.

AFFIANT

Subscribed and sworn to before me on this 20 day of June, 2007.

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

