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This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2007050076

Davidson County DEEDWARR
Recvd: 06/28/07 15:20 3 pgs
Fees:18.00 Taxes:1443.00
20070628-0077494

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $390,000.00

Sworn to and subscribed before me this 25th day of June, 2007.

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

X Clinton C Harding
~~Affiant~~

Kathy J Byers
Notary Public
My Comm. Expires: 9/19/09

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Clinton C. Harding 4345 Eatons Creek Road Nashville, TN 37218	Same	58-28.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Matt Windholz, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Clinton C. Harding and wife, Tamaraha D. Harding**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

See attached EXHIBIT A for legal description

This conveyance is made subject to plan of public record; Zoning; setback requirements; general utility, sewer and drainage easements of record; 2007 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **4345 Eatons Creek Road, Nashville, TN 37218.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25th day of June, 2007

Matt Windholz

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Matt Windholz, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 25th day of June, 2007.

Notary Public
My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Legal Description

Land in the 13th Civil District of Davidson County, Tennessee, being a 4.013 acre tract according to a survey by Southern Land and Associates dated August 21, 1974, described as follows:

Beginning at an iron pin in the westerly margin of Eatons Creek Road being Wayne W. Reeves' northeast corner; thence with Reeves' northerly line South 82 degrees 55 minutes 52 seconds West 379.49 feet to a point; thence North 10 degrees 41 minutes 56 seconds East 113.66 feet; North 16 degrees 20 minutes 34 seconds East 100.24 feet; North 10 degrees 08 minutes 35 seconds East 101.61 feet; North 19 degrees 12 minutes 5 seconds East 100.02 feet; North 23 degrees 46 minutes 50 seconds East 100.18 feet; North 30 degrees 33 minutes 4 seconds East 101.61 feet; North 28 degrees 52 minutes 40 seconds East 101.12 feet; North 27 degrees 45 minutes 14 seconds East 100.84 feet; North 17 degrees 7 minutes 20 seconds West 108.52 feet; North 18 degrees 6 minutes 43 seconds West 100.02 feet; North 19 degrees 15 minutes 24 seconds West 150.12 feet; North 4 degrees 33 minutes 32 seconds West 51.20 feet; North 31 degrees 6 minutes 41 seconds East 19.64 feet to the westerly margin of Eatons Creek Road; thence with the westerly margin of same South 18 degrees 33 minutes 02 seconds East 232.98 feet; thence with a curve having a length of 280.33 feet; thence South 5 degrees 40 minutes 50 seconds East 629.64 feet to the point of beginning.

Being the same property conveyed to Matt Windholz, a single person by Warranty Deed from Mary Synovia Beasley Chapman, a single person, and Lucie B. Porter, a single person, recorded on the 2nd day of April, 2001 in Instrument No. 20010402-0031396, in the Register's Office of Davidson County, Tennessee.