07

REALTY TITLE
Box 48A

Prepared by & Return to:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

GEORGE L. BRONNER
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 4-6-2010
KNOX COUNTY

07-0708-83415

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Knox DB
The actual consideration or value, whichever is greater, for this transfer is $87,000.00

Laura Zelenak
Affiant

Subscribed and sworn to before me, this 30th day of August, 2007.

Notary Public
My commission expires: 4/6/10

Address of New Owner:	Send Tax Bills to:	Tax Information
Daniel G. Zelenak	Countrywide Home Loans, Inc	108-08-0-D-015
1224 Quail Road	P. O. Box 660694	
Nashville TN 37214	Dallas, TX 75266-0694	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kirk Harris, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Daniel G. Zelenak, Jr. and wife, Laura Zelenak**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Unit No. 15, Lot 20, in a Horizontal Property Regime on the Plan of Quail Valley Condominium, Section 3, Phase V, of record in Book 5200, Page 435, and as described in the Master Deed of record in Book 5931, Page 508; Book 5884, Page 534; Book 6058, Page 828; Book 7716, Page 824; Book 6903, Page 123, as corrected in Book 9082, Page 873; and Book 11401, Page 410, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert C. Harris, unmarried by deed from Pamela J. Reeves, dated January 29, 1995, recorded February 2, 1995, of record in Book 9586, Page 323, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kirk Harris by deed from Robert C. Harris, unmarried, dated October 11, 2006, recorded October 17, 2006, of record in Instrument No. 20061017-0128865, Register's Office for Davidson County, Tennessee.

Tina Harris, spouse of Grantor, joins in the execution of this instrument for the purpose of waiving all right, title and interest, including marital interest, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1224 Quail Road, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs 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.

Davidson County DEEDWARR
Recvd: 09/12/07 09:31 2 pgs
Fees:13.00 Taxes:321.90
20070912-0109240

WITNESS my hand this 31st day of August, 2007.

Kirk Harris Tina Harris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kirk Harris and Tina Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 31st day of August, 2007.

State of Tennessee at Large

My Commission expires:
11/22/09

