20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/12/07 09:51 3 pgs
Fees:18.00 Taxes:427.35

20070912-0109254

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,500.00

D. Annette Maples
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF September 2007

Maxine F. Weaver
Notary Public

MY COMMISSION EXPIRES: 1-3-11
(AFFIX SEAL)

MAXINE F. WEAVER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires JAN. 3, 2011

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Harris	Wells Fargo Bank, N.A.	MAP 015-00
(NAME)	(NAME)	
2628 Discovery Road	1150 West Washington Street	PARCEL 094.02
(ADDRESS)	(ADDRESS)	
Bullhead City, AZ 86442	Tempe, AZ 85281	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Tiffany Raines Bruce and husband, Kenneth Bruce

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael W. Harris, single

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by J.C. Carney, Surveyor, dated April 06, 1960, and further described according to a survey by Southern Land and Associates, Inc., February 22, 1977, as follows:

BEGINNING at the point in Union Hill Road, S 15 degrees 30 minutes W, 632.5 feet from the Northeast corner of the property conveyed to O.B. Goodwin and wife, by deed from S.H. Goodwin and wife, of record in Book 1755, Page 491, Register's Office for Davidson County, Tennessee; thence Northwestwardly 370 feet; thence N 47 degrees E 105.5 feet; thence Southwestwardly 317 feet to the beginning.

Being the same property conveyed to Tiffany L. McGrew and Jonathan R. Raines, Both Unmarried, by Warranty Deed dated August 29, 2001, from Roy Michael Lee and wife, Mary E. Lee, of record by Instrument No. 20010830-0094290 in the Register's Office for Davidson County, Tennessee. Said parties having since married and divorced pursuant to Docket No. 04D-710 in the Circuit Court for Davidson County, Tennessee. And further being the same property conveyed to Tiffany L. McGrew, now Tiffany L. Raines by Quitclaim Deed dated June 15, 2004, from Jonathan R. Raines, of record by Instrument No. 20040722-0087605 in the Register's Office for Davidson County, Tennessee. Tiffany L. Raines

CONTINUED

unimproved ( )
This is improved (X) property, known as 2628 Union Hill Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness my hand this 7th day of September, 2007

Tiffany Raines Bruce
Tiffany Raines Bruce

Kenneth Bruce
Kenneth Bruce

LEGAL DESCRIPTION CONTINUATION

having since married and is now known as Tiffany L. Raines Bruce.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

Kenneth Bruce joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which he may have in the herein described property, by virtue of his marriage to Tiffany L. Raines Bruce.

Tiffany L. Raines, Tiffany L. Rains Bruce and Tiffany L. McGrew*being one and the same person.

*and Tiffany Raines Bruce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tiffany Raines Bruce and Kenneth Bruce, Wife and husband

the bargainor(s), 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 and official seal at Goodlettsville Tennessee, this 7th day of September, 2007.

Commission expires 9/11/07

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public