THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 29169B

MAP/GROUP/PARCEL: 025-12-0/037.00

Davidson County DEEDWARR
Recvd: 09/18/07 09:17 2 pgs
Fees:13.00 Taxes:444.00
20070918-0111513

NEW OWNER'S NAME AND ADDRESS:
ALBERT HARMON & LINDA SHAW-HARMON
717 CERRO VISTA DRIVE
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **JAMES C. PHIPPS, EXECUTOR OF THE ESTATE OF CHARLES W. PHIPPS**, hereinafter called Grantor, does hereby transfer and convey unto, **ALBERT HARMON AND LINDA SHAW-HARMON, HUSBAND AND WIFE**, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 28 ON THE PLAN OF CLARK PLACE, SEC. IV, OF RECORD IN BOOK 2331, PAGE 74, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 28 FRONTS 85 FEET ON THE WESTERLY SIDE OF CERRO VISTA DRIVE AND RUNS BACK 291.5 FEET ON THE NORTHERLY LINE AND 306.6 FEET ON THE SOUTHERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 117.8 FEET.

The subject property is improved property known as 717 CERRO VISTA DRIVE, GOODLETTSVILLE, TN 37072.

BEING the same property conveyed to Charles W. Phipps herein by deed of record in Book 8242, Page 979, Register's Office for DAVIDSON County, Tennessee. Charles W. Phipps died testate on July 7, 2006. James C. Phipps has been appointed executor of the estate which is probated (James L. Smith, Attorney) under Probate Court No. 06P1376 in the Probate Court Clerk's Office for Davidson County, Tennessee, and executes this instrument under authority vested in him by the Last Will and Testament of Charles W. Phipps.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

ESTATE OF CHARLES W. PHIPPS

By: James C. Phipps
JAMES C. PHIPPS, EXECUTOR

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **JAMES C. PHIPPS, EXECUTOR OF THE ESTATE OF CHARLES W. PHIPPS**, with whom I am personally acquainted, and who acknowledged that he as such executor and with full power and authority so to do, executed the foregoing instrument as his free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 14th day of September, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $120,000.00.

James C. Phipps
AFFIANT

Sworn to and subscribed before me, this the 14th day of September, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE