Davidson County DEEDWARR
Recvd: 10/02/07 13:26 2 pgs
Fees:13.00 Taxes:477.30
20071002-0117365

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Fred S. Wilharm, et ux
228 Bonnavue Dr.
Hermitage, TN 37076

MORTGAGEE

SEND TAX BILLS
New Owner

MAP-PARCEL:
075-05-0-101.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James D. Huggins, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Fred S. Wilharm and wife, Sharon L. Wilharm,** 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 Davidson County, Tennessee, being Lot No. 3, Hermitage Place, Section One, as shown on plat of recorded in Plat Book 6900, page 206, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James D. Huggins by deed from Substitute Trustees Deed executed by Phillip J. Jones, Substitute Trustee of record in Instrument Number 200707160084099, said Register's Office.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 7893, Page 636; subject to a right of way easement of record in Book 3679, page 199; and easements, covenants and conditions as shown on the plan of record in Plat Book 6900, Page 206, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **228 Bonnavue Dr. Hermitage, TN 37076.**

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 our hands this 28th day of September, 2007.

James D. Huggins

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James D. Huggins, married, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of September, 2007.

NOTARY PUBLIC

DEAN ROBINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission Expires: 12-13-07

STATE OF Tennessee
COUNTY OF Wilson/Davidson

The actual consideration or value, whichever is greater for this transfer is **$129,900.00.**

AFFIANT

Subscribed and sworn to before me this 28th day of September, 2007.

NOTARY PUBLIC

My Commission Expires: 2-6-2010

TINA D. BROWN
NOTARY PUBLIC AT LARGE
WILSON COUNTY TENNESSEE