STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $106,500.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of November, 2007.

Notary Public

My commission expires: May 24, 2008

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE

BOX 50-B
RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Davidson County DEEDWARR
Recvd: 11/21/07 08:24 2 pgs
Fees:13.00 Taxes:394.05
20071121-0136108

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Anthony Joseph Harding &	Capital Mtg Finance	135-189-1
BARBARA REGINA HARRIS HARDING		
2955 Ned Shelton	6310 Stevens Forest Rd	
Nashville, TN 37217	Columbia, MD 21046	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

David A. McConnell and Sharon McConnell, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony Joseph Harding and Barbara Regina Harris Harding, ~~husband and wife~~ or both unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 former Second Civil District of Davidson County, Tennessee, being described as follows:

Beginning in the margin of Shelton road, the northeast corner of McClendon property; thence west 200 feet, more or less, with McClendon's north line to an iron pin; thence north 146 feet, more or less, to an iron pin thence east 292 feet; more or less, parallel with the south margin of an old road to a hickory tree; thence south with the margin of Shelton road 157 feet; more or less, to the point of beginning, containing 2 acres more or less.

Being the same property conveyed to David A. McConnell and wife, Valerie L. McConnell by deed from Larry E. Vickers and wife, Brenda Jane P. Vickers of record in Book 5945, Page 428, in the Register's Office for Davidson County, Tennessee, dated October 1, 1982. David A. McConnell and Valerie L. McConnell have since divorced and Valerie L. McConnell's interest has divested and vested in David A. McConnell pursuant to Final Decree, of record in 20071121-0136108, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and a lien for taxes for the current year and subsequent years.

This is improved (X) unimproved ( ) property known as 2955 Ned Shelton, Nashville, TN 37217.

135-189-1 is the parcel identification number assigned to the property by the county tax assessor's office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF November 2, 2007:

David A. McConnell

Sharon McConnell, by David A. McConnell, attorney in fact

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, David A. McConnell ~~and Sharon McConnell~~, the within named Grantor(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, at office, this the 2nd day of November, 2007.

My Commission Expires: 9/20/08

Notary Public

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, David A. McConnell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Sharon McConnell ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 2nd day of November, 2007.

My Commission Expires: 9/20/08

Notary Public

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 2nd day of November, 2007.

My Commission Expires: _____

Notary Public

20071457R