File #2008001

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$168,500.00**

Alison L. Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of January, 2008.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eileen M. Lawlor	Franklin American Mortgage Co.	MAP ID:176-05-B
(NAME) 5025 Singing Hills Drive	(NAME) 501 Corporate Center, Suite 400	PARCEL: 107.00CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Kenneth M. Harris and wife, Brenda A. Harris,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Eileen M. Lawlor, unmarried,** 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. 202 on the Plan of Hickory Woods Estates, Section "C", of record in Book 6900, pages 885-887, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth M. Harris and wife Brenda A. Harris by deed from Federal National Mortgage Association in Instrument 200206070069859, said Register's Office, dated May 28, 2002.

This conveyance is subject to the following: Declarations of Covenants, Conditions and Restrictions in Book 7857, page 94, re-recorded in Book 7876, page 75, Book 9616, page 477, Book 9678, page 187, Book 9764, page 44, Book 11180, page 802, amended in Instrument No. 200012070120450 and Instrument No. 200310100150800; Charter in Book 7857, page 87, Book 7876, page 67 and Book 9680, page 319; Subject to Boundary Plat in Book 6900, page 884; Quitclaim Deed to HOA for Open Space in Book 9786,page 923; rules and Regulations in Instrument No. 200106140062709, Instrument No. 200106140062710 and Instrument No. 200110150111957; by-Laws in book 9678, page 213, amended in Instrument No. 200120701204S0; Transmission Line Easement in book 9632, page 973; Sewer Easement in book 9770, page 311, Book 8169, page 564 and book 8169, page 571; Waterline Easement in Book 8169, page 579 and Book 8169, page 588; Gas line Easement in book 5897, page 209, book 5909, page 915 and Book 5897, page 224; Rights of others in and to the common areas and/or elements; and all matters shown on the Plan of record in book 6900, page 885-887 all in the Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as **5025 Singing Hills Drive, Antioch, TN 37013**
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 01/15/08 09:53 2 pgs
Fees:13.00 Taxes:623.45

20080115-0004398

Witness our hands this 11th day of January, 2008.

Kenneth M. Harris

Kenneth M. Harris

Brenda A. Harris

Brenda A. Harris

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Kenneth M. Harris and Brenda A. Harris, who are known to me or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 11th day of January, 2008.

Notary Public

My Commission expires; My Commission Expires May 24, 2009

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1897 General George Patton Drive, Suite 108
Franklin, TN 37067

Notary Seal present,
but could not be reproduced

Bill Garrett
Davidson County Register of Deeds