Return to: File Box 9B
First Title & Escrow Co.,Inc.
#27318

Prepared by:
Reli, Inc.
105 West Park Dr. Ste 420
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/23/08 14:28 2 pgs
Fees:13.00 Taxes:661.38

20080123-0007172

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $178,750.00

X _____
Affiant

Subscribed and sworn to before me this 18th day of January, 2008.

_____
Notary Public
My commission expires: My Commission Expires NOV. 7, 2011

ELIZABETH J. SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
James A. Arnett, Jr. 3448 Chandler Cove Way Antioch, TN 37013	Wachovia Mortgage Corporation 1100 Corporate Center Dr. Raleigh, NC 27607	173-16-0 A-09600CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tracy Hardes, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James A. Arnett, Jr. and wife, Amelia D. Arnett, hereinafter called the Grantees, their successors 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. 204 on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2, and Phase 3, Section 1, of record in Instrument No. 20030213-0020016, Register's Office of said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Tracy Hardes, unmarried, by deed from Beazer Homes Corp. dated 5/13/05 of record in Instrument No. 20050518-0056227, Register's Office of Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3448 Chandler Cove Way, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 18th day of January, 2008.

Tracy Hardes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary in and for said county and state, the within named Tracy Hardes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 18th day of January, 2008.

My Commission Expires: 9/8/09

Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds