State of Tennessee
County of Rutherford

This actual consideration or value – whichever is greater- is **$123,800.00.**

Affiant

Subscribed and sworn before me this 25th day of **February, 2008.**

Notary Public My Commission Expires: 3-20-10

Davidson County DEEDWARR
Recvd: 02/29/08 14:31 2 pgs
Fees:13.00 Taxes:458.06
20080229-0020295

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Lara R. Driggers **4426 S. Trace Boulevard** **Old Hickory, TN 37138**	**4426 S. Trace Boulevard** **Old Hickory, TN 37138** **Map 64-9-A, Parcel 31**	**Right Mortgage Company** **106 B. West Hill Drive** **Lebanon, Tennessee 37087**

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 consideration, the receipt of which is hereby acknowledged,

BARRY CONSTRUCTION CO., A TENNESSEE CORPORATION

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

LARA R. DRIGGERS, AN UNMARRIED WOMAN

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 4426 on the Plan of Southfork Condominiums, of record in Book 6250, page 386, said Register's Office, and appended as Exhibit B to the First Amendment to Master Deed of record in Book 6994, page 447, said Register's Office, to which plan reference is hereby made for a more complete legal description, said unit being more particularly described by the Master Deed for Southfork Condominiums, Phase One, of record in Book 6783, page 839, said Register's Office, and amended and made applicable by First Amendment to Master Deed of record in Book 6994, page 447, Register's Office for said County.

Being Part of **the same property conveyed to Barry Construction Co., a Tennessee Corporation by Deed from Barry Zeitlin and wife, Linda P. Zeitlin dated 10/25/1999, of record in Book 11719, page 747, Register's Office for Davidson County, Tennessee.**

Subject to any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 6250, page 386, Register's Office for said County.

Subject to Covenants, Conditions, and Restrictions contained in Book 6906, page 733, and Book 8291, page 455, Register's Office for said County.

Subject to Master Deed of record in Book 6786, page 839 and Instrument Number 200203270037726, said Register's Office.

Subject to By-Laws for the Homeowners Association of record in Book 6783, page 855, said Register's Office.

Subject to Charter of Southfork Homeowners Association of record in Book 6790, page 998, said Register's Office.

Subject to any easements and/or restrictions of record in the Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 25th day of **February, 2008.**

Barry Construction Co.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Barry Zeitlin** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within this instrument on behalf of **BARRY CONSTRUCTION CO.** for the purpose therein contained, and who further acknowledge him/her self to be the **PRESIDENT** and being authorized by the board of directors and/or principals to execute this document on behalf of **BARRY CONSTRUCTION CO.**

Witness my hand and official seal this **25TH** day of **February, 2008.**

My Commission Expires:

Notary Public

SELINA KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011