PREPARED BY (~~AND RETURN TO~~):

WILKINS & IVEY
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W & I Ref:(__gj____) Title No: 49255
Dav. Co. File: Box 8

Return To:
Infinity Title, LLC
402 BNA Dr. #401
Nashville, TN 37217
08-0474

Davidson County DEEDWARR
Recvd: 03/31/08 15:42 2 pgs
Fees:13.00 Taxes:421.80
20080331-0032229

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jessica A. Cameron 531 Park Court Nashville, Tennessee 37211	Jessica A. Cameron 531 Park Ct. Nashville, TN 37211

TAX MAP-PARCEL NUMBERS: 162010E01600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ~~$112,000.00~~ $114,000.00 SV, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Weston V. Hardy, III , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jessica A. Cameron , unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Park Court of record in Book 6900, page 967, Register's Office for said County.

Said Lot No. 16 fronts 37.43 feet on the broken westerly margin of Park Court and extends back 106.88 feet on the northerly line and 108.66 feet on the southerly line to a dead line in the rear, measuring 38.00 feet thereon.

Being the same property conveyed to Weston V. Hardy, III by deed from Eric T. Moore, unmarried, dated April 29, 2005 and recorded on May 2, 2005 of record in Doc. No. 20050502-0048496, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 967, said Register's Office, which Plan shows a 20 foot minimum building setback line from Park Court, together with a designated building site, and 10 foot easement for public utility purposes along the rear line(s) of said lot; A 2.5 x 25 foot utility anchor easement located on the southeasterly front corner of said lot; and a 10 foot easement for public utility and access along the easterly front line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 7930, page 986, Book 8010, page 476, Book 8010, page 478, Book 7931, page 3, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 531 Park Court, Nashville, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of March, 2008.

Weston V. Hardy, III

State of TENNESSEE
County of DAVIDSON

On this 27th day of March, 2008 , before me the undersigned authority, personally appeared Weston V. Hardy, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 1/23/2010

Notary

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is ~~$112,000.00~~ $114,000.00

Affiant

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Sworn and subscribed before me this the 27th day of March, 2008

Notary Public

My Commission Expires: 6-26-11