Prepared by & Return To:
Duke Title & Escrow, Inc.
1086 Kathryn Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, for this transfer, whichever is greater, is $297,500.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 day of May 2008.

Notary Public
Commission Exp: 3/22/09

Davidson County DEEDWARR
Recvd: 05/29/08 10:12 2 pgs
Fees:13.00 Taxes:1100.75
20080529-0054569

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL
Byron Haitas	**New Owners**	**Map: 103-12-0**
202 Cherokee Road		**Parcel: 063.00**
Nashville, TN 37208		

WARRANTY DEED

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, I/WE Michael Alamn Harper, an unmarried man , GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Byron Haitas, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 32 of Block "I" on the Plan of Cherokee Park, Section 3, as shown on plat of record in Book 843, pages 2 & 3, Register's Office for Davidson county, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael Allen Harper, unmarried, by Warranty Deed from Dianne D. Sanford and husband, Paul J. Sanford, of record in Instrument #20010419-0038697, Register's Office for Davidson county, Tennessee, dated April 17, 2001 and recorded April 19, 2001.

This is improved property known as 202 Cherokee Road, Nashville, TN 37205.
MAP 103-12-0
PARCEL 063.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) property taxes for the calendar year 2007 and thereafter.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, Except for exceptions number 4 and 5 listed above; 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 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/our hand(s) this 23rd day of May 2008

Michael ~~Allen~~ Alan Harper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael ~~Allen~~ Alan Harper, an unmarried man, 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 and official seal at Nashville, Tennessee, this 23rd day of May, 2008.

Notary Public

Commission Expires: 8/23/11

TREY MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY