WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/17/08 13:37 2 pgs
Fees:13.00 Taxes:534.19
20080717-0073488

HENRY E. RAGLE, IV NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,375.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF July, 2008.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires: July 6, 2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Whiteside	Countrywide Bank	
(NAME)	(NAME)	150.01-0-358.00
2820 Lera Jones Dr.	1199 N. Fairfax St. #600	
(ADDRESS)	(ADDRESS)	
Antioch, TN. 37013	Alexandria, VA. 22314	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Karen Kay Harper and husband, Ron Harper, Sr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia Whiteside, a married person, 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 Number 79 on the Plan of Edge-O-Lake, Section 18-D, of record in Book 5060, page 117, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to the Karen Kay Harper by Special Warranty Deed from the Secretary of Veterans Affairs, dated December 30, 2004, and recorded December 10, 2004, as Instrument No. 200501100003403, Register's Office for Davidson County, Tennessee.

Ron Harper, Sr. joins in this conveyance solely to relinquish all rights, including marital rights he may have in the property by virtue of his marriage to Karen Kay Harper.

This is improved ✓ property, known as 2820 Lera Jones 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 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, 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 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 our hands this 10th day of July, 2008.

Karen Kay Harper
Karen Kay Harper

Ron Harper Sr.
Ron Harper, Sr.

STATE OF Tennessee
COUNTY OF Williamson.

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Karen Kay Harper and husband, Ron Harper, Sr., the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, TN, this 10th day of July, 2008.

JENNIFER A. HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Jennifer A Hoffman
NOTARY PUBLIC
My Commission Expires: _____
MY COMMISSION EXPIRES
SEPTEMBER 19, 2011