Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Subscribed and sworn to before me, this 27 day of June, 2008.

Notary Public
My commission expires: 7-24-10

03-0806-35483

Address of New Owner:	Send Tax Bills to:	Tax Information
Todd L. Varallo 524 Holt Valley Road Nashville TN 37221	New Owner	128-11-0-007

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, Ben G. Harper and wife, Bettie Harper, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Todd L. Varallo,* 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:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 34, on the Plan of Holt Meadows, of record in Book 4300, Page 174, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ben G. Harper and wife, Bettie Harper, by deed from Melissa Tyree, since married and now being Melissa Tyree Lange and husband, Joseph T. Lange, dated 9-19-03, recorded 9-22-03, of record in Instrument No. 20030922-0139718, said Register's Office.

This conveyance is 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 524 Holt Valley Road, Nashville, TN 37221

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.

Davidson County DEEDWARR
Recvd: 07/18/08 14:42 2 pgs
Fees:13.00 Taxes:592.00
20080718-0074027

WITNESS my hand this 27th day of June, 2008.

Ben G. Harper
By: Bettie Harper, Attorney in Fact
By Bettie Harper attorney in fact.

Bettie Harper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bettie Harper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Ben G. Harper, and that she is authorized by him to execute this instrument on his behalf.

Witness my hand in Nashville, TN, this 27th day of June, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212