Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #08-1307

Return to: Realty Title & Escrow
808 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/22/08 10:48 2 pg
Fees:13.00 Taxes:1036.00
20081022-0105807

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Sam Darsinos, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Herschel A. Hearn, Jr., and Desha L. Hearn, husband and wife, 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:

Being Lot No. 13 on the Plan of Phase One, Hagars Grove, of record in Instrument No. 20040614-0069738, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sam Darsinos by deed from Frank Batson Home, Inc. dated March 31, 2005 of record as Instrument No. 20050404-0036226, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 6052 Hagars Grove Pass, Hermitage TN, 37076.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 20th day of October, 2008.

Sam Darsinos

State of Tennessee)
County of Davidson)

On this 20th day of October, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sam Darsinos, the bargainor(s), 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.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 280,000.00.

Affiant

Sworn and subscribed before me on this the 20th day of October, 2008.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Herschel A. Hearn, Jr.
6052 Hagars Grove Pass
Hermitage, TN 37076

RESPONSIBLE FOR TAX PAYMENT:
Bank of America
9000 Southside Blvd
Jacksonville, FL
32256

TAX MAP-PARCEL #:
98-10-A-13CO