This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080491

Record & Return to:
Victory Title & Escrow, LLC
595 President Place, Suite 203
Smyrna, TN 37167

VTD81200543

Send Tax Bills To:
Regions Bank dba Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

Davidson County DEEDWARR
Recvd: 01/20/09 10:34 2 pgs
Fees:13.00 Taxes:366.30
20090120-0004576

New Owner is:
Ondrej Svarc
1206 Haysboro Ave
Nashville, TN 37216

MAP: 061-08-0
PARCEL: 020.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Tamara Brown, Trustee of The Juanita M. Harper Revocable Family Trust**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ondrej Svarc and wife, Laura K. McCarthy**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

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

Being Lot No. 4 on the Plan of McGaughey Heights, Section One, as of record in Book 1835, page 33, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 103 feet on the southerly side of Haysboro Avenue and runs back 200 feet on the easterly line and 198 feet on the westerly line, to a dead line, measuring 107 feet thereon.

Being the same property conveyed to The Juanita M. Harper Revocable Family Trust, by Quitclaim Deed from Juanita M. Harper, dated 4-7-94 and recorded 5-4-94 in book 9333, page 655, also being the same property conveyed to Eva L. Harper by Warranty Deed from C.F. Cantrell and wife, Effie Cantrell, dated 09-20-51 and recorded in Book 2032, Page 33, in the Register's Office of Davidson County, Tennessee. The said Eva L. Harper having since died leaving Will of record in Will Book 91, Page 500, Probate Office of Davidson County, Tennessee, leaving a life estate in said property to Elliott Harper and vesting property in her son, Theodore Milliard Harper, Sr., upon Elliot Harper's death. The said Elliott Harper having since died on or about November 27, 1970, leaving property solely vested in Theodore Milliard Harper, Sr. The said Theodore Milliard Harper Sr. Having since died on or about July 4, 1987 leaving Will of record in Book 170 Page 197, Probate Court Davidson County, Tennessee, leaving said property vested in Juanita Murphy Harper

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

JMH
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the

Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 15th day of January, 2009.

GRANTOR(S): Tamara Brown, Trustee

TAMARA BROWN, Trustee of the
JUANITA M. HARPER REVOCABLE FAMILY TRUST

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **TAMARA BROWN, TRUSTEE OF THE JUANITA M. HARPER REVOCABLE FAMILY TRUST**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 15th day of January, 2009.

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

NOTARY PUBLIC
My Commission Expires: 9·26·09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$99,000.00**.

Joseph Burton
AFFIANT

SWORN TO and subscribed before me this the 15th day of January, 2009.

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

NOTARY PUBLIC
My commission expires: 9·26·09