PREPARED BY & RETURN TO:

CALVARY TITLE OF WILSON COUNTY, LLC
1008 MEB CT.
MT. JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20090025375 DEEDWARR
Recvd: 04/17/09 09:00 2 pgs
Fees:13.00 Taxes:647.50
20090417-0034892

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, James Dillard and Angela Dillard, husband and wife, has this day bargained and sold and does hereby transfer and convey unto Jayne K. Harkins, a married woman, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 273 on the plan of Caldwell Country Estates, Section V, as of record in Book 3300, page 16, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Dillard and wife, Angela Dillard by deed from Nell A. Barnes, dated April 2, 2007, and of record in Instrument Number 20070417-0045975, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Nell A. Barnes by Deed dated January 3, 2007, in Lieu of Foreclosure from Victoria Troxler of record in Instrument No. 20070104-0001680, Register's Office for Davidson County, TN.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Jayne K. Harkins, a married woman, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 7th day of April, 2009.

James Dillard

Angela Dillard

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared James Dillard and Angela Dillard, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 7th day of April, 2009.

KRISTI HOWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kristi Howell

NOTARY PUBLIC
MY COMMISSION EXPIRES 5/23/11

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $175,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 7th day of April, 2009.

Kristi Howell

NOTARY PUBLIC

My Commission Expires: 5/23/11

KRISTI HOWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Map & Parcel No.: 147-10-0-028.00

Name and address of new owner:
Send tax bills to:
Jayne K. Harkins
5020 Suter Court
Nashville, TN 37211