Return to:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

BILL GARRETT, Davidson County
Trans:T20090043940 DEEDWARR
Recvd: 07/01/09 09:09 2 pgs
Fees:13.00 Taxes:658.60
20090701-0061178

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Billy J. Harper
Martha H. Harper
7367 Rolling River Parkway
Nashville, TN 37221

SEND TAX BILL:

Mortgagee

7411 Locksley Lane
Lakeland, FL 38809

MORTGAGEE:
First State Bank
7114 Hwy 70 S. Ste. 105
Nashville, TN 37221

MAP AND PARCEL:
MAP 141-15-A
PARCEL 54

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ellis E. Gwyn and wife, Catherine H. Gwyn**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Billy J. Harper and wife, Martha H. Harper**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 32, on the Plan of Section I, Rolling River Estates, of record in Plat Book 4860, page (s) 27, 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 Ellis E. Gwyn and wife, Catherine H. Gwyn, by deed of record as Instrument No. 2001114-0125185. Also being the same property conveyed to Catherine C. Hershey, an unmarried person, by deed from David K. Allen and wife, Rebecca L. Allen of record as Instrument No. 199912130302552, said Register's Office. The said Catherine C. Hershey now being known as Catherine H. Gwyn.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 7367 Rolling River Parkway, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further

covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 29th day of June, 2009.

Ellis E. Gwyn

Catherine H. Gwyn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Ellis E. Gwyn and Catherine H. Gwyn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 29th day of June, 2009.

Notary Public

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $178,000.00.

AFFIANT

Subscribed and sworn to before me
this 29th day of June, 2009.

NOTARY PUBLIC

My Commission Expires: 12/23/10

CONNIE S. MADDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY