THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28858-06-2009** **Record & Return To:** **Lawyers Escrow Services** **2021 Richard Jones Road, Suite 220** **Nashville, TN 37215** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $605,000.00. Clark Elam Harwell Affiant Subscribed and sworn to before me this 8th day of July, 2009. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires MAY 8, 2012

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

Address New Owner: Paul Heer 225 Lauderdale Road Nashville, TN 37205	**Send Tax Bills To:** Provident Funding P.O. Box 5916 Santa Rosa, CA 95402	**Tax Information:** Map and Parcel No.: 10312007700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clark Elam Harwell and husband, Thomas C. Harwell** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Paul E. Heer and wife, Janet A. Shaffer** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 225 Lauderdale Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of July, 2009.

Clark Elam Harwell
Clark Elam Harwell

Thomas C. Harwell
Thomas C. Harwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Clark Elam Harwell and Thomas C. Harwell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2009.

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires MAY 8, 2012

Notary Public

BILL GARRETT, Davidson County
Trans: T20090046191 DEEDWARR
Recvd: 07/09/09 14:25 2 pgs
Fees: 13.00 Taxes: 2238.50

20090709-0064220

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 14 of Block "I" on the plan of Cherokee Park, Second Section, of record in Plat Book 547, pages 175 and 176, Register's Office for Davidso nCounty, Tennessee.

Said Lot No. 14 fronts 60 feet on the westerly side of Lauderdale Road and runs back between lines, 120.76 feet on the northerly line and 121.11 feet on the southerly line, to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Clark Elam Harwell, a married person, by deed dated June 30, 2005 from Elizabeth E. Perryman, formerly known as Elizabeth E. Fitchpatrick, a married person, of record in Instrument No. 20050701-0075946, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Cherokee Park Neighborhood Association of record in Instrument No. 20000531-0054011, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 547, pages 175 and 176, Register's Office for Davidson County, Tennessee.