BILL GARRETT, Davidson County
Trans:T20090054065 DEEDWARR
Recvd: 08/07/09 13:25 2 pgs
Fees:13.00 Taxes:880.60
20090807-0074607

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $238,000.00

Affiant

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Subscribed and sworn to before me, this 5th day of August, 2009.

Notary Public
My commission expires: 5/18/2012

06-0907-73598

Address of New Owner:	Send Tax Bills to:	Tax Information
Nathaniel Hyde	Wells Fargo Bank, N.A.	150-04-0-129.00
4120 Philhall Parkway	P.O. Box 5137	
Antioch TN 37013	Des Moines, IA 50306-5137	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James P. Hartbarger and wife, Judith Kay Hartbarger**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nathaniel J. Hyde and wife, Susan C. Hyde, As Joint Tenants with rights of survivorship**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 627, on the Plan of Phase III, Kensington of Priest Lake, of record in Book 6900, Page 236, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James P. Hartbarger, unmarried and Judith Kay Gaffney, unmarried by deed from Phillips Builders, Inc., dated June 30, 1989, recorded July 7, 1989, of record in Book 7883, Page 756, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James P. Hartbarger and wife, Judith Kay Hartbarger by Quitclaim Deed from James P. Hartbarger and Judith Kay Gaffney Hartbarger, dated February 28, 1992, recorded May 5, 1992, of record in Book 8567, Page 144, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **4120 Philhall Parkway, Antioch, TN 37013**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this 5th day of August, 2009.

James P. Hartbarger

Judith Kay Hartbarger

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James P. Hartbarger and Judith Kay Hartbarger**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 5th day of August, 2009.

Notary Public

My Commission expires

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
06/17/2013