WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $239,000.00

Erin Bennett

Erin Bennett, Affiant (Print Name)
as agent for Corey Harkey + Jason Lascu

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE ____ DAY OF _____, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ASHLEY N. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 7-3-12

BILL GARRETT, Davidson County
Trans:T20090054969 DEEDWARR
Recvd: 08/12/09 08:37 3 pgs
Fees:18.00 Taxes:884.30
20090812-0075774

THIS INSTRUMENT WAS PREPARED BY

Williams + Prochaska, P.C. (EHB)
401 Church St., Ste. 2600
Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
1016 Villa Place **Nashville, TN 37212**	**SAME AS OWNER**	**105 01 0 136.00**

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I, **WILLIAM E. HARKEY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COREY HARKEY and JASON LASCU,** MARRIED PERSONS, HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A (PROPERTY DESCRIPTION)

Being the same property conveyed to William E. Harkey and wife Connie N. Harkey by deed recorded at Book 7226 , Page 752 , Register's Office for Davidson County, Tennessee, by Jean Morrissett and Laura Harris, both widows. Connie N. Harkey being deceased and conveying right of survivorship interest to William E. Harkey.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property, known as 1016 Villa Place Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 3rd day of August, 2009.

SELLER:

William E Harkey

William E. Harkey

STATE OF Colorado)
COUNTY OF El Paso)

BEFORE ME, the undersigned, a Notary Public of the State and County aforementioned, personally appeared **William Harkey** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 3rd day of August, 2009.

Notary Public

My Commission Expires: 02-26-2012

ERIC S. BROWN NOTARY PUBLIC STATE OF COLORADO MY COMMISSION EXPIRES 02/26/2012

Personally known: _____ or Produced Identification: x
Type of Identification Produced: x Driver's License _____ Other: _____

RETURN TO:
Williams + Prochaska, P.C. (EHB)
401 Church St., Ste. 2600
Nashville, TN 37219

EXHIBIT A

LEGAL DESCRIPTION

Formal Address: 1016 Villa Place
Nashville, TN

Map/Parcel: 105 01 0 136.00

Description: Being Lot No. 42 on the Map of B. F. Shields Tract of record in Book 57 page 31, Register's Office for said County.

page 31, Register's Office for said County.

Said Lot No. 42 fronts 50.3 feet on the easterly side of Villa Avenue, and runs back between parallel lines 140.75 feet to an alley.