WARRANTY DEED

BOOK 11046 PAGE 216

STATE OF TENNESSEE Buy 5
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Daniel F. Herrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 1998.

NOTARY PUBLIC AT LARGE
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)
My Commission Expires Nov. 24, 2001

THIS INSTRUMENT WAS PREPARED BY

Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel F. Herrell (NAME)	same (NAME)	18
334 Moncrief Drive (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	41.00
Goodlettsville, TN 37072 (CITY/STATE/ZIP)	(CITY/STATE/ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ernest R. Harper and wife, Valerie A. Harper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel F. Herrell, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See Attached Legal Description

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.
98 AUG -3 AM 9:35
IDENTIF. & REFERENCE
046991

Subject to the following: easements, setback lines and restrictions of record; zoning regulations and rights for public utilities; taxes for the current year have been prorated as of date of deed and assumed by Grantee.

1197 08/03 0101 03CHECK 429.10

This is unimproved ( )
improved (x) property, known as 334 Moncrief Drive (House Number/Street) Goodlettsville (City/Town) TN (State) 37072 (Postal Code)

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 and assigns, forever; and we do covenant with the said GRANTEES 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 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 our hand s this 31st day of July, 19 98

Ernest R Harper
ERNEST R. HARPER

Valerie A. Harper
VALERIE A. HARPER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ernest R. Harper and wife, Valerie A. Harper** the bargainor(s), 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 and official seal at **Nashville, TN**, this **31st day of July, 1998.**

J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

Commission Expires:

My Commission Expires NOV. 24, 2001

LEGAL DESCRIPTION:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

TRACT NO. 1:

Land in Davidson County, Tennessee, described as follows: To Wit: A tract of land in the 10th Civil District of said County and State, near Goodlettsville, Tennessee; described as follows: Beginning in the southerly margin of Moncrief Avenue at the northeast corner of Tract Number 1 conveyed to A. W. Groce and wife, by deed from W. Ray Medlin and wife, of record in Book 2299, page 77, Register's Office for Davidson County, Tennessee; thence with Groce's easterly line South 6 degrees West 146 feet; thence South 82 degrees 55' East 129.3 feet; thence north eastwardly 180 feet to a point in the south margin of Moncrief Avenue which point is 150 feet from the northeast corner of the A. W. Groce property; thence along said avenue South 84 degrees 30' West 150 feet to the point of beginning.

AND TRACT NO. 2: Land in the 10th Civil District of Davidson County, Tennessee, near Goodlettsville, Tennessee, described as follows: Beginning at a point in the southerly margin of Moncrief Avenue at a point 97 feet easterly from the northeast corner of a tract conveyed to Cecil D. Burton, et ux, of record in Book 2753, page 137, Register's Office for said County; thence with the margin of said Moncrief Avenue, South 84 degrees 30' West 97 feet to the northeast corner of the aforesaid Burton tract; thence with the easterly margin of said tract, 180 feet to a point; thence South 73 degrees 30' East 73 feet to a point; thence in a northeasterly direction to the point of beginning.

BEING the same property conveyed to Ernest R. Harper and wife, Valerie A. Harper, by deed from Deborah Ann Hale, Executrix of the Estate of Shirley Ann Burton, deceased, dated August 31, 1995, recorded September 7, 1995, of record in Book 9787, page 47, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11046 PAGE 218

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	113000.00
			CON TX	418.10
			PRFEE	1.00
			MDEED	8.00
			CFEE	2.00
			TOTAL	429.10
			CHECK	429.10
08/03/98		01	09:38 0001	1197

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0469591
IDENTIF. ↑ REFERENCE
98 AUG -3 AM 9:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1326806