This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, TN 37066

ADDRESS NEW OWNER:
Carl M. Harned and wife,
Jo Ann Harned
5438 Betts Road
Greenbrier, Tn. 37073
Map 72-6, Parcels 357; 370 & 359

SEND TAX BILLS:
Same

Instr:200004120036959 Page: 1 OF 2
REC'D FOR REC 04/12/2000 1:28:59PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $529.10

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **KELLY DWAYNE HARNED, a married person,** hereinafter called the Grantor, has bargained and sold the following described property, and by these presents does transfer and convey unto **CARL M. HARNED and wife, JO ANN HARNED, as tenants by the entireties,** the following described property to wit:

TRACT NO. 1:
BEING Lot No. 1, on the resubdivision of Lot 13 Keller's Subdivision of Maxey Home Place, as of record in Book 5190, page 679, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the southerly margin of Keller Avenue, at the point at which it intersects the easterly boundary of Alley No. 1119; thence South 83 deg. 8 min. 41 sec. East 50 feet to a point; thence South 7 deg. 47 min. 36 sec. Wet 203.73 feet; thence North 82 deg. 51 min. 40 sec. West 62.33 feet to a point; thence North 11 deg. 15 min. 41 sec. East 204 feet to the point of beginning.

This is improved property known as 1202 Keller Avenue.

TRACT NO. 2
BEING Lot No. 3 on the Plan of Knestrick Subdivision of record in Book 6050, page 253, Register's Office for Davidson County, Tennessee.

This is improved property known as 1206 Keller Avenue.

TRACT NO. 3:
BEING Lot No. 1 on the Plan of Knestrick Subdivision of record in Book 6050, page 253, Register's Office for Davidson County, Tennessee.

This is improved property known as 1210 Keller Avenue.

BEING the same property conveyed to Kelly Dwayne Harned by Deed from Carl Morris Harned and wife, Jo Ann Harned and Melissa Kay Pulley and husband, Todd M. Pulley of record in Book 11073, page 800, Register's Office for Davidson County, Tennessee.

AMONETTE AND STUBBS
An Association of Attorneys
554 West Main Street
Gallatin, Tennessee 37066
Gallatin
(615) 452-5537

Taxes for 2000 are to be prorated and paid by the Grantees named herein.

Said conveyance is made subject to subject to Subject to restrictive covenants contained in instrument of record in Book 6316, page 113, Register's Office for Davidson County, Tennessee; subject to all matters shown on Plat Book 421, page 85 and Book 6050, page 253, Register's Office for Davidson County, Tennessee; subject to Easement of record in Book 4218, page 507, Register's Office for Davidson County, Tennessee; subject to Notices of Vacated property in Book 6300, page 3; Book 6377, page 290; Book 6377, page 348; Book 6377, page 350 and Book 6450, page 554, Register's Office for Davidson County, Tennessee and any visible and unrecorded easements, restrictions, building regulations and zoning regulations.

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 the Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, that he has a good right to convey it, and the same is unencumbered, except for the matters as herein set forth, and the Grantor does further covenant and bind himself, his heirs and/or assigns, 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.

IN WITNESS WHEREOF, the party hereto has duly executed the foregoing on this the 31 day of March, 2000.

Kelly D Harned

KELLY DWAYNE HARNED

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public for said County and State, **KELLY DWAYNE HARNED**, named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 31st day of March, 2000.

NOTARY PUBLIC

(SEAL)
My Commission Expires:
3/30/2003

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $143,000.00.

Carol M. Harned

AFFIANT

Subscribed and sworn to before me this the 31st day of March, 2000.

NOTARY PUBLIC

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Gallatin, Tennessee 37066
Gallatin
(615) 452-5567

(SEAL)
My Commission Expires:
3/30/2003

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