Instr:200005100047235 Page: 1 OF 2
REC'D FOR REC 05/10/2000 9:36:57AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $777.00

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| Malcolm D. Harwell, et ux | Same | Map 91-13 |
| 6427 Henry Ford Drive | | Parcel 353 |
| Nashville, TN 37209 | | |

This instrument was prepared by: David A. Childress, Attorney,
102 Woodmont Blvd., Suite 200, Nashville, TN 37205.

**WARRANTY DEED**

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We, **JAMES VIRGIL THOMAS, JR. and wife, ANNIE RUTH THOMAS** (hereinafter referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto **MALCOLM D. HARWELL and wife, FRANKIE G. HARWELL** (herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows:

**Land in Davidson County, Tennessee, being part of lot No. 5 on the map showing Subdivision of John M. Branhams Farm, as of record in Book 547, page 14, Register's Office for said County, and more particularly described as follows:**

**Beginning at the northeast corner of said lot No. 5; thence with the easterly margin of said lot south 5-1/4 degrees east 360 feet to a point; thence south 75-3/4 degrees west 50 feet to a point; thence north 5-1/4 degrees west 360 feet to a point; thence north 75-3/4 degrees east 50 feet to the point of beginning.**

**Being the same property conveyed to James Virgil Thomas, Jr. and wife, Annie Ruth Thomas by deed from James Virgil Thomas, Sr. and wife, Devola V. Thomas, of record in Book 2244, page 373, Register's Office for Davidson County, Tennessee.**

This description was the same as was used in the last deed of record.

The conveyance of the above described parcel of land is subject to the following:

1. 2000 Davidson County taxes which have been prorated between the parties and assumed by the Grantee;

2. Matters shown on the Plan of record in Plat Book 547, page 14, Register's Office for Davidson County, Tennessee and all matters and easements and setback lines shown thereon;

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3885, page 812, Register's Office for Davidson County, Tennessee;

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3885, page 792, Register's Office for Davidson County, Tennessee; and

5. Memorandum of Lease of a certain unrecorded lease dated September 17, 1984, between James Virgil Thomas, Jr. and wife, Annie Ruth Thomas and C. Rose and Company of record in Book 6384, page 659, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 5913 Charlotte Pike, Nashville, Tennesse 37209.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interests thereto belonging to the GRANTEES, GRANTEES' heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that GRANTORS 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEES, GRANTEES' heirs and assigns, against the lawful claims of all persons whomever.

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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me this 8th day of May, 2000.

Notary Public

My commission expires: 7/24/2003

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

**WITNESS** our hand this 8 day of May, 2000.

James Virgil Thomas, Jr.

Annie Ruth Thomas

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 bargainor, **JAMES VIRGIL THOMAS, JR. and wife, ANNIE RUTH THOMAS**, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they each executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of May, 2000.

Notary Public

My Commission Expires: 7/24/2003

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN