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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Instr:200008230083391 Page: 1 OF 3
REC'D FOR REC 08/23/2000 10:09:14AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $335.59

W & I Ref: (sk) Title No: 41811
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Briann N. Harms Leann E. Harms 441 Cedarvalley Drive Nashville, TN 37221	First Horizon Home Loan Corp.d/b/a Sunbelt 2974 LBJ Freeway Suite 200 Dallas, TX 75234

TAX MAP-PARCEL NUMBERS: 162-13-024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 90,700.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James W. Williamson and spouse, Edith J. Williamson ,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **BRIANN N. HARMS, A SINGLE PERSON AND LEANN E. HARMS, A SINGLE PERSON**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No 23 on the Plan of Cedarwood Estates Revised, Section One of record in Plat Book 4675, page 62, Register's Office for said County.

SAID Lot No. 23 fronts 85.0 feet on the southwesterly margin of Cedarvalley Drive and extends back between parallel lines 154.97 feet to a dead line in the rear.

BEING the same property conveyed to James W. Williamson and wife, Edith J. Williamson by deed from Willie D. Beech and wife, Margie O. Beech of record in Book 6557, page 708, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4675, Page 62, said Register's Office, which Plan shows a 30 foot minimum building setback line from Cedarvalley Drive and 10 foot easement for public utility purposes along the rear line(s), and a 2.5 x 25 foot utility anchor easement located on the northeasterly and northwesterly front corners of said lot; Restrictive covenants of record in Book 4755, page 683, said Register's Office.

This instrument is executed on behalf of by James W. Williamson as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference. The said Edith J. Williamson is one and the same as Edith Joyce Williamson.

This is improved property, known as: 441 Cedarvalley Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of August, 2000.

James W. Williamson

James W. Williamson

Edith J. Williamson

Edith J. Williamson , By: James W. Williamson, Atty-In-Fact

State of Tennessee
County of Williamson

On this 21st day of August, 2000, before me the undersigned authority, personally appeared **James W. Williamson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2003

My Commission Expires: _____

Notary Public

State of Tennessee
County of Williamson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 90,700.00

Affiant

Sworn and subscribed before me on the 21st day of August, 2000.

Notary Public

My Commission Expires: 1-27-01

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James W. Williamson**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Edith J. Williamson**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 21st day of August, 2000.

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
My Commission Expires MAY 28, 2003

EXHIBIT "A"
To
WARRANTY DEED

FROM: James W. Williamson and Edith J. Williamson

TO: Briann N. Harms and Leann E. Harms

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saieth not.

James W. Williamson, Affiant

Sworn to and subscribed before me this
21st day of August, 2000.

Notary Public

My Commission Expires:

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003