PREPARED BY (AND RETURN TO):

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Instr:200008250084084 Page: 1 OF 2
REC'D FOR REC 08/25/2000 10:01:25AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $381.10

Information furnished by Parties
W & I Ref: () Title No: 41881
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James E. Miller 910 Benton Ave. Nashville, TN 37204	SAME

TAX MAP-PARCEL NUMBERS: 105-9-400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 103,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William E. Harkey, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James E. Miller,** 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 the easterly 50 feet of Lot No. 44 on the plan of Waverly Place, of record in Book 57, Page 95, Register's Office for said County.

Said property fronts 50 feet on the northerly margin of Benton Avenue, formerly Arthington Street, and extends back 250 feet on the easterly line and 247 feet, more or less, on the westerly line to the southerly margin of an alley, measuring 50 feet thereon.

Being the same property conveyed to L. C. Tanley, Jr., and Rick C. Tanley deed from Porter Maples Sr., et ux of record in Book 5710, page 57, Register's Office, Davidson County.

*See second page

Marueen L. May, spouse of William E. Harkey, joins in the conveyance solely for the purpose of waiving any marital interest she might have in the subject property.

This is improved property, known as: 910 Benton Ave. , Nashville, TN 37204

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 16th day of August, 2000.

William E. Harkey

William E. Harkey

Maureen L. May

Maureen L. May

State of Tennessee
County of Davidson

On this 16th day of August, 2000, before me the undersigned authority, personally appeared **William E. Harkey**, 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.

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

On this 17th day of August, 2000, before me the undersigned authority, personally appeared **Maureen L. May**, 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.

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 103,000.00

Affiant

Sworn and subscribed before me on the 16th day of August, 2000.

My Commission Expires: _____

Notary Public

*Also being the same property conveyed to William E. Harkey and Connie N. Harkey by Deed from L.C. Tanley, Jr. and Rick C. Tanley of record in Book 6194, Page 41, Register's Office Davidson County, Tennessee. Connie N. Harkey has since died thereby leaving William E. Harkey as surviving Tenant by the Entirety.