WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/27/00 11:01 3pgs
Fees:14.86 Taxes:57.12

20000927-0095617

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 15,437.45

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF September 20 00

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 223 Madison Street, S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles C. Harris (NAME)	Same as New Owner (NAME)	MAP 92-3
454 Moss Trail (ADDRESS)	454 Moss Trail (ADDRESS)	PARCEL 196
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

FOR AND 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, Howard V. Allen, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles C. Harris and Norman Dozier, Jr. and Tracy L. Harris d/b/a HDH Investments

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 EXHIBIT A

unimproved ( )
This is improved (X) property, known as 2400 Eden Street, Nashville, TN 37108
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 14th day of September 20 00

Howard V. Allen, Jr.

Howard V. Allen, Jr.

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 Howard V. Allen, Jr.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 14th day of September, 2000.

Commission expires March 23, 2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 235 on the Map of the Subdivision of Heffernan Place, as of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 235 fronts 54.2 feet on the northerly side of Eden Street and runs back with the westerly margin of 24th Avenue North, formerly Harrahan Avenue, 140 feet to an alley, measuring 56.5 feet thereof.

Being the same property conveyed to Lullavee Bate and husband Wilbur Bate by Installment Deed from Standard Homes, Inc., a Tennessee Corporation of record in Book 1235, Page 248, Register's Office for Davidson County, Tennessee. The said Wilbur Bate conveyed all his right, title and interest in and to said property to Lullavee Rogers Bate by Quitclaim Deed dated November 13, 1945 and recorded in Book 1426, Page 677 in the Register's Office for Davidson County, Tennessee. The said Lullavee Bate a/k/a Lullavee Rogers Bate having since married Howard V. Allen, Sr. and further the said Lullavee Bate having since died leaving Howard V. Allen, Sr. and Howard V. Allen, Jr. as her only heirs-at-law. (See Affidavit of Heirship of record as Instrument No. 200008110079788 in the Register's Office for Davidson County, Tennessee). The said Howard V. Allen, Sr. having since died, and by Executor's Quitclaim Deed, said property was deeded to Howard V. Allen, Jr. by Richard A. Lewis, Sr. Executor of the Estate of Howard V. Allen, Sr. which deed is of record as Instrument No. 200008110079789 in the Register's Office for Davidson County, Tennessee.