Davidson County DEEDWARR
Recvd: 10/02/00 15:54 2pgs
Fees:11.00 Taxes:425.50

20001002-0097462

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Lana White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September

Notary Public

MY COMMISSION EXPIRES: 3/2[illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title Co., 223 Madison Street, S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Lana White	MAP-PARCEL NUMBERS
Lana White (NAME)	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX (NAME)	MAP 25-4
306 McCoin Drive (ADDRESS)	306 McCoin Drive (ADDRESS)	PARCEL 58
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, Bettye R. Harris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lana White, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Franklin Heights at Goodlettsville, Tennessee, a Plat of which is of record in Book 2083, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to James L. Harris and wife, Bettye R. Harris by deed from Dillard Scott and wife, Ruth H. Scott, as of record in Book 5398, Page 411, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

James L. Harris conveyed all his right title and interest in and to property described above to Bettye R. Harris by Quitclaim Deed, as of record in Book 7436, Page 707, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2000, a lien, but not yet due and payable, any notes, etc. as may be setforth on the plan of Franklin Heights at Goodlettsville, Tennessee as shown of record in Book 2083, Page 91, Register's Office for Davidson County, Tennessee, a 10 foot easement Westerly and Southerly along subject property, a 10 foot easement for turnaround along front lot line, a 40 foot minimum building setback line from McCoin Drive and a proposed 20 foot permanent Sanitary Sewer Easement running diagonally

CONTINUED

unimproved ( )
This is improved (X) property, known as 306 McCoin Drive, Goodlettsville, TN 37072
(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 25th day of September 2000

Bettye R. Harris

Bettye R. Harris

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 Bettye R. Harris

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 25th day of September, 2000.

Commission expires 3-23-02

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

LEGAL DESCRIPTION CONTINUATION

acrtoss Southern portion of lot.