PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Nashville, Tennessee 37205
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W & I Ref: (st) Title No: 41997
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/23/01 13:54 2pgs
Fees:11.00 Taxes:2031.30
20010223-0017198

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas M. Harrison, Jr. Kerry S.Harrison 245 Vaughns Gap Road Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 129-02-048

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 549,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael A. Koban, Jr. and spouse, Pamela R. Koban,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas M. Harrison, Jr. and spouse, Kerry S. Harrison,** 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. 6 on the Plan of West Meade Farms, Inc., Section IV of record in Plat Book 1835, Page 94, Register's Office for said County.

Said Lot No. 6 fronts 211.7 feet on the broken westerly margin of Vaughn's Gap Road and extends back 501.5 feet on the northerly line and 499.5 feet on the southerly line to a broken line in the rear, measuring 320.2 feet thereon.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835, Page 94, said Register's Office, which Plan shows a 100 foot minimum building setback line from Vaughns Gap Road and a 20 foot easement for public utility purposes along the rear line(s)

This is improved property, known as: 245 Vaughns Gap Road, Nashville, TN 37205

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 22nd day of February, 2001.

Michael A. Koban, Jr. **Pamela R. Koban**

State of Tennessee
County of Davidson

On this 22nd day of February, 2001, before me the undersigned authority, personally appeared **Michael A. Koban, Jr.** and **Pamela R. Koban**, 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

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

State of Tennessee
County of Davidson

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: $ 549,000.00

Affiant

Sworn and subscribed before me on the 22nd day of February, 2001.

My Commission Expires: Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004