WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/26/01 11:19 2pgs
Fees:11.00 Taxes:92.50

20010426-0042156

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 2001

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neil Hargrove (NAME)	SAME (NAME)	MAP 43-13
105 Harpeth View Court (ADDRESS)	(ADDRESS)	PARCEL 384
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(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, James D. Matherly and Kay D. Moore

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Neil Hargrove

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 the easterly 50 feet of the northerly 225 feet of Lot No. 41, Block "I" on the Plan of Forest Park Subdivision of record in Book 843, page 44, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 41 fronts 50 feet on the southerly margin of Elm Street and extends back between parallel lines 225 feet to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to James D. Matherly and wife, Kay D. Matherly by deed from Kenneth Alan Taylor of record in Book 4431, page 996, said Register's Office. James D. Matherly and Kay D. Matherly have since divorced. Kay D. Matherly is now known as Kay D. Moore.

This conveyance is subject to (a) 2001 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 843, page 44, said Register's Office; and (c) easement of record in Book 5132, page 377, said Register's Office.

unimproved ( )
This is improved (X) property, known as 420 Elm Street, Nashville, Tennessee 37203
(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 our hand S. this 24th day of April 2001

James D. Matherly by Attorney-in-Fact

Kay D. Moore

STATE OF FLORIDA
COUNTY OF Volusia

Personally appeared before me, the undersigned notary public of said county and state, Kay D. Moore, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 24 day of April, 2000.

NOTARY PUBLIC

My Commission Expires:

David Wm Spearin
My Commission CC819581
Expires April 30, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of April, 2001, before me personally appeared Steven Canonelos, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James D. Matherly and acknowledged that he executed the same as the free act and deed of James D. Matherly.

Witness my hand and seal this 24th day of April, 2001.

ROBERT L. SCRUGGS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAR. 24, 2001