Davidson County DEEDWARR
Recvd: 08/15/01 12:38 2pgs
Fees:13.00 Taxes:325.05

20010815-0088233

PREPARED BY:
BALDWIN LAND TITLE. PLLC
161 BELLE FOREST CIRCLE, SUITE 209
NASHVILLE, TN 37221

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **July, 2001** between **George R Bilbrey,Jr. and Donna M Bilbrey, husband and wife** , GRANTOR, and **Mark Harmon and Christen Joy Harmon, husband and wife** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Madison,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

BEING Lot 21 and the easterly 1/2 of Lot 20 and the westerly 37.5 feet of Lot 22 of Block "D", Revised Map of Rainbow Terrace Subdivision as recorded in Book 1130, Page 85, Register's Office, Davidson County, Tennessee.

Said Lot 21 and the easterly 1/2 of Lot 20 and the westerly 37.5 feet of Lot 22 adjoin and front together 112.5 feet on the south side of McCarley Avenue and run back between parallel lines 145 feet to a dead line in the rear.

Being the same property conveyed to George R. Bilbrey, Jr. and wife, Donna M. Bilbrey from David A. Huff and wife, Dianna L. Huff in Book 9640, Page 162, dated 04/05/95 and recorded 04/07/95, Register's Office, Davidson County, Tennessee.

Subject to taxes for the year 2001 which have been prorated & assumed by Grantee(s)

The above legal description is identical to the one in the previous deed of record

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

George R. Bilbrey, Jr.
George R Bilbrey,Jr.
Signature of Seller

Donna M. Bilbrey
Donna M Bilbrey
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **George R Bilbrey,Jr. and Donna M Bilbrey, husband and wife** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **31st** day of **July, 2001.**

Charlotte A. Bethel
Notary Public

My Commission Expires: 3-27-04

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

Mark Harmon and Christen Joy Harmon
724 McCarly Ave
Madison, TN 37115

Property Address:

724 McCarly Ave.
Madison, TN 37115

Person Responsible for Taxes:

same

Parcel #: 52-2 64

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$87,850.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **July, 2001.**

Charlotte A. Bethel
Notary Public

My Commission Expires: 3-27-04

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

BALDWIN LAND TITLE. PLLC
161 BELLE FOREST CIRCLE, SUITE 209
NASHVILLE, TN 37221