Davidson County DEEDWARR
Recvd: 09/05/01 09:01 3pgs
Fees:18.00 Taxes:194.25
20010905-0095707

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Tracey L. DeWire	New Owner	Map: 71-11 Parcel: 118.00
311 Marshall Street		
Nashville, TN 37207		

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Peter S. R. Harmer, Jr., a married person, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Tracey L. DeWire ,an unmarried person** (The "Grantee"), her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly ½ of Lot No. 47 on the Plan of Trinity Heights Addition #5 of record in Book 161, page 38, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 47 fronts 50 feet on the northerly side of Marshall Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Peter S. R. Harmer, Jr., a married person, by Warranty Deed from The 311 Marshall St. Land Trust, Dottie McKenna, Trustee , of record in Instrument No. 200008180082016, Register's Office for Davidson County, Tennessee.

The above described real property is not the homestead of Peter S. R. Harmer, Jr. and never has been and is investment property owned by Peter S. R. Harmer, Jr.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2001 and subsequent years.
2. Plan of record in Book 161, page 38, said Register's Office for Davidson County, Tennessee.
3. Any and all Easements of record.
4. Any and all Restrictive Covenants of record.

This is improved property commonly known as, 311 Marshall Street, Nashville, Tennessee 37207.

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[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $52,500.00

Tracey L DeVine

Affiant

Subscribed and sworn to before me this 23rd day of August, 2001.

Notary Public

My Commission Expires: 2-19-03

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 23rd day of August, 2001.

Peter S. R. Harmer, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of July, 2001 before me personally appeared Peter S. R. Harmer, Jr., a married person,to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of August, 2001.

NOTARY PUBLIC

My Commission Expires: 2-19-03