# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/26/01 09:06 2pgs
Fees:13.00 Taxes:540.20

20011026-0117209

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

James W. Bilyeu
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th Day of October, 2001.

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES: 7-23-05
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney at Law, 321 West Main Street Lebanon, TN 37087

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James W. Bilyeu | James W. Bilyeu | Map 131-03-0 |
| (NAME) 1810 Shackleford Road | (NAME) 506 Armistead Place | |
| (ADDRESS) Nashville, TN 37215 | (ADDRESS) Nashville, TN 37215 | Parcel 085.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Steven Wayne Harrison and wife, Deborah Ellen Harrison,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **James W. Bilyeu, a married person** hereinafter called the GRANTEE(S), 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. 26, on the plan of Birdhaven, of Record in Book 1130, page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steven W. Harrison, and wife, Paula L. Harrison by Warranty Deed from Mrs. Barbara Jo Grimes and husband C. William Grimes of record in Book 7799, page 308, Register's Office of Davidson County, Tennessee. Said property was quit claimed from Paula L. Harrison to Steven Wayne Harrison of Record in Book 9919, page 811, said Register's Office.

Subject to any and all matters as shown on the plan of Record in Plat Book 1130, page 30, Register's Office for Davidson County, Tennessee.

This is unimproved ( )
improved( x ) property, known as 1810 Shackleford Road Nashville TN 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 25th Day of October, 2001.

Steven W. Harrison
**Steven Wayne Harrison**

Deborah Ellen Harrison
**Deborah Ellen Harrison**

STATE OF TENNESSEE )
) ss:
COUNTY OF DAVIDSON )

Before me, the undersigned Notary Public, personally appeared Steven Wayne Harrison and Deborah Ellen Harrison, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th Day of October, 2001.

NOTARY PUBLIC

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

MY COMMISSION EXPIRES: 7-23-05