Davidson County DEEDWARR
Recvd: 02/13/02 10:54 3pgs
Fees:18.00 Taxes:120.25

20020213-0019072

263

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

James A. Harper	New Owner	Map 071-11-0
304 Marshall Street		Parcel 131.00
Nashville, Tn 37202		

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, **Frank Davenport** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **James A. Harper,** (The "Grantee"), his 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 part of Lot No. 60 on the Plan of Trinity Heights Addition, of record in Plat Book 161, page 38, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 60 fronts 50 feet on the southerly margin of Marshall Avenue and runs back between parallel lines, 150 feet to an alley, whereon it measures 50 feet.

Being the same property conveyed to Frank Davenport by deed from Dyke Tatum, Substitute Trustee, of record as Instrument No. 20010828-0093035, said Register's Office for Davidson County, Tennessee and a Corrective Substitute Trustee's Deed of record in Instrument No. 20020213-0019075**, said Register's Office for Davidson County, Tennessee.**

The above described real property is not the homestead of Frank Davenport and never has been and is investment property owned by Frank Davenport.

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 2002 and subsequent years.
2. Plan of record in Plat Book 161, page 38, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 304 Marshall Street, Nashville, Tennessee 37207.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $32,500.00.

Affiant

Subscribed and sworn to before me this 12th day of February, 2002.

Notary Public

My Commission Expires: 9-24-2005

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, his 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, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of February, 2002.

Frank Davenport

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

On this **12th** day of **February, 2002**, before me personally appeared Frank Davenport, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of **February,** 2002.

Notary Public

My Commission Expires: 9-24-2005