Davidson County DEEDWARR
Recvd: 06/27/02 15:49 1pgs
Fees:13.00 Taxes:555.00

20020627-0077918

WARRANTY DEED

ADDRESS OF NEW OWNER:
JIM B. HARPER ET UX
917 MATTHEWS DRIVE
MADISON, TN 37216

SEND TAX BILLS TO:
SAME

MAP/PARCEL NO.:
MAP: 61-10
PARCELS: 212 & 213

MAIL TO:

THIS INSTRUMENT WAS PREPARED BY:
Clyde Paul Holland, Atty.
2628 Old Lebanon Road,
Donelson, TN 37214

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

The actual consideration or value whichever is greater for this transaction is $ 150,000.00

Beatrice M. Cayce
AFFIANT:

SWORN to and subscribed before me on this 29th day of March 2002.

Debra A. Randall
NOTARY PUBLIC

My commission expires: 11-30-02

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, BEATRICE M. CAYCE, an unmarried person, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto JIM B. HARPER and wife, VICKIE L. HARPER, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows: TO-WIT:

LAND IN Davidson County, Tennessee, BEING Lots Nos. 212 and 213 on the Plan of Beatrice Heights Subdivision, as of record in Book 5190, Page 444, Registers Office for said County, to which Plan reference is made for a more detailed description.

BEING the same property conveyed to William W. Cayce and wife, Beatrice M. Cayce, by deed of record in Book 5674, Page 551, Registers Office for Davidson County, Tennessee; the said William W. Cayce having since died in Davidson County, Tennessee on December 8, 1994.

This is improved property, known as 4041 and 4043 Edwards Ave, Nashville, TN 37216.

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.

WITNESS my hand this 29th day of March, 2002, at Nashville, Tennessee.

Beatrice M. Cayce
BEATRICE M. CAYCE, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ON THIS 29th day of March, 2002, before me personally appeared BEATRICE M. CAYCE, to me known, or adequately identified, to be the person who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

11-30-02
MY COMMISSION EXPIRES:

Debra A. Randall
NOTARY PUBLIC