**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 133,000.00

Affiant

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

Notary Public

My Commission Expires: 10-12-05

Davidson County DEEDWARR
Recvd: 12/17/02 15:22 2pgs
Fees:13.00 Taxes:492.10
20021217-0155692

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| ANASTASIA DENNIS<br>1406 Cardinal Avenue<br>Nashville, Tennessee 37216 | SAME | MAP 61-16<br>PARCEL 352 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY THREE THOUSAND AND NO/100---------- ($ 133,000.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we, CHRISTOPHER B. HARRIS AND WIFE, AMANDA B. HARRIS hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ANASTASIA DENNIS, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the northerly one-half (1/2) of Lot No. 9 of Block "B" on the Plan of Country Club Estates as of record in Plat Book 843, page 95, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 9 fronts 50.0 feet on the westerly margin of Cardinal Drive, formerly Martha Avenue, and extends back between parallel lines 175.0 feet to a dead line.

BEING the same property conveyed to Christopher B. Harris and wife, Amanda B. Harris, by deed dated May 16, 2002, from Jeffrey R. Ingold, married, of record as Instrument No. 20020517-0060884, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1406 Cardinal Avenue, Nashville, Tennessee 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 GRANTEE___, her heirs and assigns, forever.

GRANTOR s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Country Club Estates of record in Book 843, page 95, Register's Office for Davidson County, Tennessee.

GRANTOR_s_ FURTHER COVENANT___ and bind___ themselves_, _their_ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, _her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _we_ have hereunto set _our_ hands_ on this the __12th__ day of __December__, 2002_.

CHRISTOPHER B. HARRIS

AMANDA B. HARRIS

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHRISTOPHER B. HARRIS AND WIFE, AMANDA B. HARRIS, the bargainor_s___, 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 and official seal this __12th__ day of __December, 2002__.

My Commission Expires: October 12, 2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public