File Box 64
Record 2nd

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/04/03 11:13 2pgs
Fees:13.00 Taxes:118.59

20031104-0161622

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $32,050.00

Affiant

Subscribed and sworn before me this 29th day of October, 2003.

Notary Public
My Commission expires
(Affix Seal)

NOTARY PUBLIC ALAN B. MALONE DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
1218 Emmett Land Trust	SAME	72-13-359
1218 Emmett Avenue		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Fred I. Harrington and Donna E. Mashe, as Joint Tenants**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **1218 Emmett Land Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot Nos. 36,37 and 38 on the Plan of Nashville Trust Company Subdivision of the Tim H. Moore's Subdivision, of record in Book 843, page 79, Register's Office for said County, and described according to a survey by John Kohl & Company, dated 1/3/95, License No 100, whose address is 400 7th Ave. S. Nashville, TN. 37203, as follows:

Beginning at a point in the easterly margin of Lot No. 38, said beginning point being 140 feet north of the southeast corner of Lot No. 38 (the northwest corner of West McKinney Avenue and Emmett Street Intersection); thence 56.61+ feet in a northwesterly direction to a point in the south margin of an alley which point is 16 feet from the west margin of Emmett Street; thence in a westerly direction with said south margin of an alley 109 feet to a point; thence in a southerly direction parallel to the easterly margin of Lot No. 36, 55 feet to a point; thence in an easterly direction and parallel to the northerly margin of Lot Nos. 36,37, and 38, 125 feet to the point of beginning.

Being the same property conveyed to Fred I. Harrington and Jimmy W. Wells as Joint Tenants, by deed from Cumberland Properties, a general partnership made up of David A. Harrington, Charles W. Dunn, and Henry A. Procopio, on January 10, 1995, of record in Book 9569, page 559, Register's Office for Davidson County, Tennessee. And further conveyed by Quitclaim Deed from Jimmy W. Wells all his right, title and interest in said property, to Donna E. Mashe, dated July 14, 2003, of record in Instrument Number 20030714-0098249, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 843, page 79, Register's Office Davidson County, Tennessee.

This is improved property known as: **1218 Emmett Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 28, 2003.

Fred I. Harrington

BY: Margaret Thornton
Margaret Thornton, Attorney-in-fact

Donna E. Mashe

BY: Margaret Thornton
Margaret Thornton, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Davidson County, appeared Margaret Thornton, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Fred I. Harrington and Donna E. Mashe, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by singing the name Fred I. Harrington and Donna E. Mashe, the bargainor(s), by the said Margaret Thornton, as Attorney-in-Fact.

WITNESS my hand and seal this 29 day of October, 2003.

NOTARY PUBLIC My Commission Expires: _____

ALAN B. MALONE NOTARY PUBLIC AT LARGE EXP. NOV. 25, 2006 DAVIDSON COUNTY, TN