19824

Bk436
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RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/26/03 14:28 2pgs
Fees:13.00 Taxes:647.50

20031126-0172061

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $175,000.00

Jamie L. Gaskins
Affiant

Subscribed and sworn to me on November 24, 2003.

June E. Rowell
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
JUNE E. ROWELL
My Commission Expires
JULY 29, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19824SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Stanley H. Lawrence Joyce N. McKenzie 1138 Winding Way Madison, TN 37216	Pulte Mortgage Corp. 6061 South Willow Drive, Suite 300 Greenwood Village, CO 80111	61-8-164

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Tommy L. Harding and wife, Sharon Eaves-Harding, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Stanley H. Lawrence and wife, Joyce N. McKenzie, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot Nos. 3 & 4 of Block "E" as shown on the plan of Jackson Park, Section 2, of record in Book 843, page 21, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Tommy L. Harding and wife, Sharon Eaves-Harding by deed from F. Scott Kefauver and wife, Jacqueline Kefauver, dated July 27, 1989, of record in Book 7901, page 468, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on Plan of record in Book 843, page 21, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1138 Winding Way, Madison, 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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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. 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 on November 24, 2003.

Tommy L. Harding

Tommy L. Harding

Sharon E Harding

Sharon Eaves-Harding

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 24, 2003, before me personally appeared Tommy L. Harding and wife, Sharon Eaves-Harding to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on November 24, 2003.

NOTARY PUBLIC

My Commission Expires: _____

TODD A. BRICKEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 28, 2006
STATE OF TENNESSEE