Davidson County DEEDWARR
Recvd: 12/08/03 14:36 2 pgs
Fees:13.00 Taxes:296.00

20031208-0175930

STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December, 2003

Notary Public

PENNY ALLISON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

MY COMMISSION EXPIRES 3/25/07

File No. G3-9776D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James T. Harvey and Miranda Harvey, husband and wife (NAME)	Bank of the South (NAME)	96-9-193
2809 Dunmore Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1002 (STREET ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (P.O. ZIP)	Mt. Juliet, TN 37122 (CITY)(STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The Estate of Carl S. Fox, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James T. Harvey and Miranda Harvey, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 51 on the plan of Twin Lawn Subdivision, of Record in Book 2331, page 9, Register's office for Davidson County, Tennessee and more particularly described as follows:

Lot No. 51 fronts 80 feet on the southerly side of Dunmore Drive and runs back between lines 168.8 feet on the westerly side and 172.5 feet on the easterly side as a dead line in the rear and measures 80 feet on said dead line.

Being the same property conveyed to Carl S. Fox and wife, Frances G. Fox, by Deed of Record in Book 2452, Page 50, Register's Office for Davidson County, Tennessee.
Frances G. Fox having since died, vesting sole ownership in Carl S. Fox as surviving tenant by the entirety.
The said Carl S. Fox having since died testate on April 23, 2003 and by Last Will and Testament appointing Carolyn Mullins as Executrix of his estate as Docket No. 03P1053 in the Probate Court for Davidson County, Tennessee.
Betty M. Guy and Sarah M. Clark are heirs of Carl S. Fox
Subject to any and all plats, easements, restrictions, and other matters of record.
The current year's taxes have been prorated and have been paid by the Grantor herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 2809 Dunmore Drive, Nashville, TN 37214.

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. Whenever 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 my/our hand(s) this 2nd day of December, 2003.

Carolyn Mullins, Exec.
The Estate of Carl S. Fox by Carolyn Mullins, Executrix

Betty M. Guy
Betty M. Guy

Sarah B. Clark
Sarah B. Clark

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 Carolyn Mullins, Executrix, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 2nd day of December, 2003.

Commission expires 3/25/07

PENNY ALLISON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public

Also appeared before me were Barry M. Fox and Sarah B. Clark, heirs to the Carl S. Fox estate.

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Carolyn Mullins, Executrix for The Estate of Carl S. Fox, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of December, 2003.

My Commission Expires:_____

_____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Carolyn Mullins , Executrix for the Estate of Carl S. Fox , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of December, 2003.

My Commission Expires:_____

_____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282