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Davidson County DEEDWARR
Recvd: 01/05/04 10:21 2pgs
Fees:13.00 Taxes:423.28

20040105-0001140

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,400.00.

Natasha Gilbrey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2003.

Notary Public

MY COMMISSION EXPIRES: 1/4/06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — ANTHONY DUNCAN — WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Harbinak	Franklin American Mortgage Company	Map 73-16-A
(NAME) 210 Cumberland Trace	(NAME) 501 Corporate Centre Drive, Ste 400	Parcel 210.00
(ADDRESS) Nashville TN 37214	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MICHAEL A. CARROLL, SR., MARRIED,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **MICHAEL HARBINAK, AN UNMARRIED MAN**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 210, on the Plan of Cumberland Trace, as shown by plat appearing of record in Plat Book 5200, Page 724, revising plat of record in Plat Book 5200, Page 700, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Michael A. Carroll, Sr., a single man by Warranty Deed dated May 24, 2000 of record in Instrument No. 20000605-0055334, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 6218, Page 528; By-Laws of record in Book 6218, Page 563; Quitclaim Deed to Homeowners' Association of record in Book 6218, Page 525; Easement of record in Book 6081, Page 854; Easement for Conservation of Greenway of record in Instrument No. 20011024-0116288; any and all matters shown on plat of record in Plat Book 5200, Page 724, revising plat of record in Plat Book 5200, Page 700; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Beverly Carroll, spouse of Michael A. Carroll, Sr., hereby joins in this conveyance and conveys any and all interest that he/she may have in said property, including but not limited to the marital interest, to the Grantee(s).

Unimproved ( )
This is improved (X) property, known as 210 Cumberland Trace, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and Grantor covenants with the said GRANTEE that he is 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 this 31st day of December, 2003.

Michael A. Carroll, Sr.

Beverly Carroll

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Michael A. Carroll, Sr. and Beverly Carroll who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of December, 2003.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076