Davidson County DEEDWARR
Recvd: 01/23/04 10:57 2pgs
Fees:13.00 Taxes:481.00

20040123-0009115

FILE BOX 45

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
7040002

Send Tax Bills To:
SunTrust Mortgage, Inc.
201 4th Ave. N, 7th Floor
Nashville, TN 37219

New Owner is:
Lura M. Frank
1231 Currey Road
Nashville, TN 37217

MAP: 134-02
PARCEL: 1.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, * Bonnie B. Harding * hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said Lura M. Frank, Unmarried, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Being a small tract of land in the 2nd, formerly 5th Civil District of said County, described according to a copy of a survey thereof made by James A. Hamilton, Jr., Surveyor, February 2, 1955, as follows:

Beginning at a point in the center line of Currey Road, at the northeast corner of the property conveyed to Bob F. Waters by deed of record in Book 1877, Page 311, Register's Office for said County; thence with the center line of Currey Road; south 87 deg. 30' east 105 feet to the northwest corner of the property conveyed to Geo L. Gasser by deed of record in Book 1195, Page 104, said Register's Office; thence with Gasser's Line, south 3 deg. 30' west 332.7 feet to a point, and south 87 deg. east 258.9 feet to a point; thence south 3 deg. 30' west 265 feet to a point; thence north 87 deg. 30' west 365 feet to the said Water's easterly line; thence with his line north 3 deg. 30' east 600 feet to the point of beginning.

Being the same property conveyed to Freemon Harding and wife, Bonnie B. Harding from Bertie Lou Brines and William J. Faimon, Executor of the Estate of Cora Lee Clardy by Warranty Deed dated 05/23/74 and recorded in Deed Book 4819, Page 299, Register's Office for Davidson County, Tennessee. Freemon Harding died intestate on or about August 23, 1995.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed

of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of January, 2004.

GRANTOR:

Bonnie B. Harding

Bonnie B. Harding

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF _____)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Bonnie B. Harding** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of January, 2004.

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN. My Comm. Expires Mar. 24, 2004

Melissa L. Collins
Notary Public

My Commission Expires: 3/24/04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Connie Hooper
Affiant

SWORN TO and subscribed before me this 15th day of January, 2004.

JANICE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Janice Crutchfield
NOTARY PUBLIC

My commission expires: 3/31/07