PICK-UP

Davidson County DEEDWARR
Recvd: 03/23/04 14:51 2pgs
Fees:13.00 Taxes:4997.92
20040323-0032797

This Instrument Prepared by:
KIRKSEY & McNAMEE PLC (CPC)
5250 Virginia Way, Suite 240
Brentwood, Tennessee 37027

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Map-Parcel Nos. |
|---|---|---|
| Mr./Ms. Dan E. Harrell | Same as Owner | Map 117-13-B |
| 910 Bowring Park | | Parcel 140 |
| Nashville, TN 37215 | | |

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $1,350,789.24.

Dan E. Harrell
Affiant

Subscribed and sworn to before me this 19th day of March, 2004.

C. Patterson Cron
Notary Public

C. PATTERSON CRON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: May 30, 2007

My Commission Expires MAY 30, 2007

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Akers Custom Homes Inc. of Tennessee,** a Tennessee corporation, (hereinafter "Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto, **DAN E. HARRELL and wife, KATHLEEN G. HARRELL,** (hereinafter "Grantees"), their heirs and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, Being Lot No. 910 on the Plat of Abbottsford, Phase 2, of record in Instrument No. 20010502-0044874, as revised in Instrument No. 20020306-0027572 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Akers Custom Homes Inc. of Tennessee, by deed from Landstar Development, LLC, a Tennessee limited liability company, of record as Instrument No. 20010518-0051984, Register's Office for Davidson County, Tennessee.

This is the same description as used in the previous deed, except for the reference to the Plat revision.

This is improved property, known as 910 Bowring Park, Nashville, TN 37215.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to **Grantees**, their heirs and assigns forever;

AND **Grantor** covenants with the said **Grantees**, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and same is

unencumbered, except as follows:

1. Property taxes for the year 2004 and all following years, a lien but not yet due and payable;

2. The Plat of Abbottsford, Phase 2, a planned unit development, of record in Instrument No. 20010502-0044874, as revised in Instrument No. 20020306-0027572, Register's Office for Davidson County, Tennessee;

3. Restrictive Covenants for Abbottsford of record in Book 6537, page 303, as amended by instruments of record in Book 6576, page 509, and Book 6578, page 302, said Register's Office;

4. Amended and restated Declaration of Covenants, conditions and Restrictions for Abbottsford Homeowners Association, Inc. of record in Book 8106, page 1, said Register's Office, as amended in Book 8627, page 254, Book 9381, page 876, Book 10458, page 810 and Instrument No. 20010330-0030930, said Register's Office.

5. Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Abbottsford of record in Instrument No. 20010502-0045152.

AND **Grantor** further covenants and bind itself, its successors and assigns, to warrant and forever defend the title to said land to **Grantees**, their heirs and assigns against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the said **Grantor** has caused these presents to be signed this 19th day of March, 2004.

**GRANTOR:**

**AKERS CUSTOM HOMES INC. OF TENNESSEE**

By: _____
William J. Akers,
Its President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, C. Patterson Cron, a Notary Public having authority within the State and County aforementioned, personally appeared William J. Akers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Akers Custom Homes Inc. of Tennessee, a corporation, the within named bargainor, and that he, as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as its President.

WITNESS my hand and official seal at Brentwood, Tennessee, this 19th day of March, 2004.

My Commission expires: May 30, 2007

C. Patterson Cron
Notary Public

C. PATTERSON CRON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

G:Harrell\WARRANTY DEED.doc