THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 04/12/04 14:29 2pgs
Fees:13.00 Taxes:1668.89
20040412-0040998

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 461,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April, 2004

Notary Public

MY COMMISSION EXPIRES: 1-26-07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan Harrell (NAME)	owner (NAME)	MAP 129-4
224 Haverford Avenue (ADDRESS)	4901 Tyne Valley Blvd (ADDRESS)	PARCEL 42
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville TN 37220 (CITY) (STATE) (ZIP)	

FOR AND 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, Kristi Dorn Hart and husband, David A. Hart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dan Harrell and wife, Joy M. Harrell

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:

Land in Davidson County, Tennessee, being the easterly portion of lot number 11 and the westerly portion of lot number 12 on the plan of Bransford Realty Company's Subdivision of a part of lot number 10 West Meade Subdivision, of record in Book 547, page 142, Register's Office for Davidson County,Tennnessee, as follows:

Beginning at a point in the southwesterly margin of Haverford Avenue, said point being the northwesterly corner of the property conveyed to Peggy Easter Whitfield by deed of record in Book 5081, page 369, Register's Office for Davidson County, Tennessee, and said point being further described as 121 feet northwest of the northeast corner of Lot number 12; thence with Whitfield's westerly line southwestwardly 215 feet to a point in the rear line of lot number 12; thence with the rear lines of lot number 12 and lot number 13 northwestwardly 150 feet to the southeasterly corner of the property conveyed to Jane F. Rule by deed of record in Book 4536, page 569, said Register's Office; thence with Rule's easterly line northeastwardly 225 feet, more or less, to a point in the southwesterly margin of Haverford Avenue; thence with the southwesterly margin of Haverford Avenue 125 feet to the point of beginning.

Being the same property conveyed to Kristi Dorn Featherstone by deed of record as instrument number 20020326-0036538, said Register's Office. Kristi Dorn Featherstone is now Kristi Dorn Hart; her spouse, David A. Hart, joins in this conveyance.

unimproved ( )
This is improved (X) property, known as 224 Haverford Avenue, Nashville, TN 37205
(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 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. 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 my hand this 8th day of April, 2004

Kristi Dorn Hart

David A. Hart

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 Kristi Dorn Hart and David A. Hart

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of April, 2004.

Commission expires 6-26-07

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public