Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
**Bottorff, Kavin & Cook, PLC**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

ADDRESS NEW OWNER:
**Eleanor J. Graves**
**509 Phipps Dr.**
**Nashville, Tennessee 37218**

SEND TAX BILL TO:
**Owner**

MORTGAGEE:

**NONE**

Davidson County DEEDWARR
Recvd: 04/26/04 14:32 2pgs
Fees:13.00 Taxes:244.20
20040426-0047229

MAP 58
GROUP 11
PARCEL 227

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Timothy Harvey, Jr. and wife, Doretha H. Harvey** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Eleanor J. Graves**, hereinafter called the "GRANTEE", her 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 Lot No. 217-B of the zone Lot Division, Lots 216 and 217, Royal Hills, Section 1, of record in Plat Book 6900, page 38, amending Plat Book 4675, page 73, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Timothy Harvey, Jr. and wife, Doretha H. Harvey by deed from LaSalle National Bank as Trustee for the Certificate Holders of the Mortgage Pass-Through Certificates 1998-R1 of record in Instrument No. 20040407-039838, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 509 Phipps Drive, Nashville, Tennessee 37218.

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", her heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 16th day of April, 2004.

Timothy Harvey, Jr.

Doretha H. Harvey

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Timothy Harvey, Jr. and wife, Doretha H. Harvey**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 16th day of April, 2004.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND TN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 5/29/2005

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual value or consideration, whichever is greater, for this transfer is $66,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day
of April, 2004.

NOTARY PUBLIC

My Commission Expires: 8-14-05