Davidson County DEEDWARR
Recvd: 05/18/04 13:25 2pgs
Fees:13.00 Taxes:259.00

20040518-0058191

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, which ever is greater, for this transfer is $ 70,000

AFFIANT

Sworn to and subscribed before me this 17 day of MAY, 2004.

Notary Public
My Commission Expires: 7-20-05

MICHAEL A. CASTELLARIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address of New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Seth Harris 1225 Davidson Road Nashville, TN 37205	Same	102-14

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration received from the grantee hereinafter named, the receipt of all of which is hereby acknowledged; I Claynita Harris, widow, have bargained and sold, and by these presents do transfer and convey unto the said Seth Harris, the grantee herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the east part of Lot No. 65 on the Plan of Crest Meade, Section II, as of record in Book 2331, page 152, Register's Office for said County.

Said part of Lot No. 65 fronts 117 feet on the westerly side of Davidson Road and runs back 247 feet (actual field measurement 243.1 feet) on the northerly line and 279.4 feet (actual field measurement 276 feet) on the southerly line to a dead line on which it measures 197.9 feet thereon.

Being the same property conveyed to Walter C. Harris, and wife, Betty J. Harris by deed from Robert W. Pedigo, of record in Book 5189, page 957, Register's Office for Davidson County, Tennessee.

Being the same property inherited by Claynita Harris, as set out in an Affidavit of Inheritance, recorded in the Register's Office No. 20040518-0058161

This is improved property at 1225 Davidson Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereof belonging to the said grantee, my heirs and assigns, forever. I do covenant with said grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the grantee, my 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 17 day of May, 2004.

Claynita Harris

Claynita Harris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named, Claynita Harris, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 17 day of MAY, 2004.

NOTARY PUBLIC

My Commission Expires: 7-30-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) $_____. This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this
_____ day of _____, 2004

Notary Public

My Commission Expires:_____

This instrument was prepared by:
John L. Whitfield
Moody, Whitfield and Castellarin
95 White Bridge Road, Suite 509
Nashville, TN 37205
(615) 356-8130