Davidson County DEEDWARR
Recvd: 06/01/04 08:32 3pgs
Fees:18.00 Taxes:145.54

20040601-0063439

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $39,334.00. David L. Harbin Affiant Subscribed and sworn to before me, this 27th day of May, 2004. NOTARY PUBLIC Notary Public My Commission Expires: 3/31/2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Rita D. Catalano and David L. Harbin 8300 Sawyer Brown Road, C 301 Nashville, TN 37221	Same	103-02-0 110.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES DEAN BURNS, JOHN TIMOTHY BURNS, AND JOSEPH WAYNE BURNS, BEING THE SOLE AND ONLY HEIRS AT LAW OF NORMA F. HARBIN**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **RITA D. CATALANO, unmarried, AND DAVID L. HARBIN, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 21A on the Plan of C. C. Vernon Farm Resubdivision of Part of Lot 21, of record in Book 4885, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ollie J. Harbin by deed of record in Book 4425, pages 799 and 801, Register's Office for Davidson County, Tennessee. The said Ollie J. Harbin having since died and her Last Will and Testament being of record in Will Book 167, page 200, vesting said property in her four children: Norma Faye Harbin, Horace Wayne Harbin, Rita Darlene Catalano, and David Lee Harbin. Horace Wayne Harbin having since quitclaimed all of his right, title and interest in and to the subject property to Norma F. Harbin, David L. Harbin and Rita D. Catalano by Quitclaim Deed of record in Book 8315, page 402, as corrected in Book 9972, page 480, Book 10050, page 789, said Register's Office. Norma F. Harbin having since died vesting her interest in the subject property in her sole and only heirs at law, being Charles Dean Burns, John Timothy Burns and Joseph Wayne Burns, as evidenced by Affidavit of Heirship filed herewith as Instrument No. 20040601-0063436, Register's Office for Davidson County, Tennessee.

The subject property is not the usual place of residence of any of the Grantors or their spouses.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 4885, page 65, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 4496, page 780, Register's Office for Davidson County, Tennessee.

This is improved property known as 5607 Burges Avenue, Nashville, TN 37209.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 27th day of May, 2004.

Charles Dean Burns

John Timothy Burns

By: _____
Charles Dean Burns, attorney in fact

Joseph Wayne Burns

By: _____
Charles Dean Burns, attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES DEAN BURNS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of May, 2004.

Notary Public

GEORGE V. CRAWFORD III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/31/2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES DEAN BURNS**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 27th day of May, 2004.

Notary Public

GEORGE V. CRAWFORD III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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