Davidson County DEEDWARR
Recvd: 06/04/04 14:51 2pgs
Fees:13.00 Taxes:1104.45
20040604-0066332

PICK-UP

THIS INSTRUMENT PREPARED BY: **George V. Crawford, III** **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 $298,500.00. Affiant Subscribed and sworn to before me, this 1st day of June, 2004. Notary Public My Commission Expires: 3/31/2007

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

Address New Owner As Follows: Adam S. Harbin and Morgan B. Harbin 134 Woodmont Blvd. Nashville, TN 37205	Send Tax Bills To: AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	Map-Parcel Number: 116-3-118

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, **LANSON JAMES HYDE, III AND WIFE, MARIA PILAR HYDE**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ADAM S. HARBIN AND WIFE, MORGAN B. HARBIN**, 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 the northerly 50.0 feet of Lot No. 98 on the Plan of Kenner Manor Land Company's Second Subdivision of the Kenner Manor Tract, of record in Book 421, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Lanson James Hyde, III and wife, Maria Pilar Hyde by deed from Barbara L. Roche and Kimberly Ann Kalman, both unmarried, of record in Book 11609, page 974, Register's Office for Davidson County, Tennessee.

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 Davidson County 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 421, page 100, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Sanitary Sewers and/or Storm Drainage of record in Book 3944, page 53, Register's Office for Davidson County, Tennessee.

This is improved property known as 134 Woodmont Blvd., Nashville, TN 37205.

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 our hands this 1st day of June, 2004.

Lanson James Hyde, III

Maria Pilar Hyde

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LANSON JAMES HYDE, III AND WIFE, MARIA PILAR HYDE**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of June, 2004.

Notary Public

My Commission Expires: 3/31/2007

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