Davidson County DEEDWARR
Recvd: 06/24/04 13:33 2pgs
Fees:13.00 Taxes:950.14

20040624-0075256

THIS INSTRUMENT PREPARED BY:
Allen D. Lentz, Esq.
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 $256,795.00.

Affiant

Subscribed and sworn to before me, this 23rd day of June, 2004.

Notary Public

My Commission Expires: 3/24/2008

DENISE JOSCELYN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Betty Wright Harwell 3902 Woodlawn Drive Nashville, TN 37205	Same as New Owner	104-10-31

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM B. HARWELL, JR. EXECUTOR OF THE ESTATE OF WILLIAM B. HARWELL**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BETTY WRIGHT HARWELL**, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 27 on the Plat of Josepf Warner's Subdivision, as of record in Book 332, page 154, Register's Office for said County.

Said part of Lot No. 27 fronts 60 feet on the northerly side of Byron Avenue and runs back 187 feet to the south line of Lot No. 18 on said plat, and measures 55 on the rear line.

Being the same property conveyed to William B. Harwell by deed from Neely-Harwell & Company, of record in Book 7090, page 527, Register's Office for Davidson County, Tennessee. The said William B. Harwell having since died on 10/22/02 and his Last and Testament is of record in Will Book 4977, page 928104, Probate Court Clerk's office for Davidson County, Tennessee.

This conveyance is subject to the following:

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

2. Joint Driveway Agreement of record in Book 6438, page 472, Register's Office for Davidson County, Tennessee.

This is improved property known as 3512 Byron Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, forever; and I covenant with said Grantee that I am 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 myself, my successors and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28 day of May, 2004.

William B. Harwell, Jr., Executor

LORA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **William B. Harwell, Jr., Executor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument as his free act and deed and for the purposes contained therein.

WITNESS my hand, at office, this 28th day of May, 2004.

Notary Public

My Commission Expires: 5/30/04