Davidson County DEEDWARR
Recvd: 07/02/04 11:28 2pgs
Fees:13.00 Taxes:8880.00
20040702-0079126

This Instrument Prepared by:
KIRKSEY & McNAMEE PLC (CPC)
5250 Virginia Way, Suite 240
Brentwood, Tennessee 37027

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Eleanor M. Parkes 4411 Truxton Place Nashville, TN 37205	Same as Owner	116-14-134

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, **DAN E. HARRELL and wife, KATHLEEN G. HARRELL**, (hereinafter "Grantors") have bargained and sold, and by these presents do hereby transfer and convey unto, **ELEANOR M. PARKES,** (hereinafter "Grantee"), her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 4, as shown on the plan of Davis Estates, Section I, of record in Book 3600, pages 25 and 26, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Dan E. Harrell and wife, Kathleen G. Harrell, by deed from Irby Clifford Simpkins and wife Peaches Gunter Simpkins, of record in Book 9079, page 945, said Register's Office.

This is the same description as appears in the previous deed of record.

This is improved property, known as 4411 Truxton Place, Nashville, TN 37205.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to said **Grantee**, her heirs and assigns, forever;

AND **Grantors** do covenant with the said **Grantee**, that **Grantors** are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and same is unencumbered, except as follows:

1. Property taxes for the year 2004, which have been prorated and assumed by **Grantee**;

2. All matters shown on the Plan of record in Plat Book 9700, Page 492, said Register's Office.

3. Restrictive covenants contained in instrument of record in Book 3670, page 510, as corrected by instrument in Book 3673, page 343, said Register's Office.

AND **Grantors** do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said **Grantee**, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of June, 2004.

GRANTORS:

D. E. Harrell
DAN E. HARRELL

Kathleen G. Harrell
KATHLEEN G. HARRELL

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforementioned, DAN E. HARRELL and wife, KATHLEEN G. HARRELL, the within named 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 30th day of June, 2004.

C. PATTERSON CRON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 30, 2007

Notary Public

My Commission Expires:
May 30, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $2,400,000.00.

Affiant

Subscribed and sworn to before
me this 30th day of June, 2004.

Notary Public

My Commission Expires: May 30, 2007

PATTERSON CRON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 30, 2007