Davidson County DEEDWARR
Recvd: 07/02/04 12:04 2pgs
Fees:13.00 Taxes:303.40

20040702-0079164

WARRANTY DEED

B-CD-04-9099

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Shauna Daniels
Affiant

Subscribed and sworn to before me, this 25th DAY OF June, 2004.

E. Shayne Lannom
Notary Public

MY COMMISSION EXPIRES: 8 July 05
(AFFIX SEAL)

E. SHAYNE LANNOM NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Donna E. Bell Harney	nBank, N.A.	
909 Mansfield Avenue (ADDRESS)	(NAME) 136 Walton Ferry Road (ADDRESS)	82-8-179
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LARRY E. WILSON AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DONNA E. BELL HARNEY AND HUSBAND, STEVE HARNEY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the East one-half of Lot No. 186, of Block 2 on the Map of Blocks Nos. 1 and 2 of F.O. Beasley's McFerrin Addition to East Nashville, as of record in Book 57, page 136, Register's Office for said County.

Said part of said lot fronts 75 feet on the north side of Mansfield Street or Avenue and runs back between parallel lines along the west line of Myrtle Street, 73 feet to the south line of Lot No. 187.

Being the same property conveyed to Larry E. Wilson, unmarried, by Deed dated February 26, 2001 and filed for record on February 28, 2001 in Instrument Number 20010228-0018487, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 909 Mansfield Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this 25th day of June, 2004.

Larry E. Wilson

E. SHAYNE LANNOM NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson

I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Larry E. Wilson an unmarried man personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 25th day of June, 2004.

E. Dwayne Lannom
Notary Public

My Commission Expires: 8 July 05

(SEAL)

E. DWAYNE LANNOM NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, E. Dwayne Lannom a Notary Public within and for said County and State aforesaid, personally appeared Larry Wilson, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the owner of the property, the within named bargainor, a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said .

Witness my hand and official seal at Nashville, TN on this the 25 day of July, 2004.

E. Dwayne Lannom
NOTARY PUBLIC

My Commission Expires: 8 July 05

E. DWAYNE LANNOM NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, before me personally appeared _____ to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of _____ and who acknowledged that he/she executed the same as the free act and deed of the said _____ by virtue of that Power of Attorney, duly executed by the said _____ on _____ and recorded concurrently herewith in Instrument No. _____ or Book _____, Page _____, Register's Office for _____ County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this _____ day of _____, _____.

_____
NOTARY PUBLIC

My Commission Expires: _____

RETURN TO:

2012 21st Avenue South