THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23027-06-2004** File Box 90B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $299,000.00 Affiant Subscribed and sworn to before me this 30th day of June, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC

WARRANTY DEED

My Commission Expires SEPT. 25, 2004

Address New Owner: Alyssa D. Gilliam 816 Halcyon Avenue Nashville, TN 37204	**Send Tax Bills To:** Access National Mortgage 1800 Robert Fulton Dr., #350 Reston, VA 20191	**Tax Information:** Map No.118.01-0 Parcel No. 409.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bruce Hardin, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alyssa D. Gilliam and husband, John Schweikert Jr.** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 816 Halcyon Avenue, Nashville, Tennessee 37204 and has never been the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of June, 2004.

Bruce Hardin

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Bruce Hardin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 07/02/04 15:21 2pgs
Fees:13.00 Taxes:1106.30

20040702-0079433

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southwest part of Lot No. 12 on the Map of Bransford Realty Company's Montrose Pak Subdivision, of record in Book 547, page 25, Register's Office for said County, and a lot in the rear thereof which fronts Halcyon Avenue, described together according to a survey made September, 1926, by S. B. Southgate, Surveyor, as follows:

BEGINNING at the northeast corner of 9th Avenue South and Halcyon Avenue; thence with the northerly margin of Halcyon Avenue, South 89 1/2 deg. East 80 feet; thence north 5 1/2 deg. West 154 feet, more or less, to a point on the southerly line of the property conveyed to E. A. Shelby and wife, by deed from Mary V. Steward and husband, of record in Book 684, page 333, said Register's Office; thence with their southerly line, westwardly 66 feet tot he easterly margin of 9th Avenue, South; thence with the easterly margin of said Avenue, southwardly 136 1/2 feet to the beginning.

Being the same property conveyed to Bruce Hardin by deed dated August 26, 2003 from Queen E. Simmons of record in Instrument No. 20030904-0129143, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been pro-rated and assumed by the Grantee; and
2. All matters appearing on the Plan of record as Book 547, page 25, Register's Office for Davidson County, Tennessee.