File #200450291

Davidson County DEEDWARR
Recvd: 08/04/04 10:19 2pgs
Fees:13.00 Taxes:686.35

20040804-0093345

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-19-08 (AFFIX SEAL)

PAMELA G. HANES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melissa S. Harpole	Wells Fargo Bank N.A.	Map 129-08-0
(NAME) 1039 Percy Warner Boulevard	(NAME)	Parcel 025.00
(ADDRESS) Nashville TN 37205	(ADDRESS) 7485 New Horizon Way Frederick, MD 21703	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MARJORIE J. WILLIAMS QUIN, A MARRIED WOMAN,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **MELISSA S. HARPOLE, UNMARRIED,** hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 38, on the Plan of Section 1, Warner Park Valley, as shown by plat appearing of record in Plat Book 3600, Page 12, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Marjorie J. Williams by Warranty Deed dated December 29, 2000 of record in Instrument No. 20010102-0000167, Register's Office for Davidson County, Tennessee. The said Marjorie J. Williams is now known as Marjorie J. Williams Quin.

This conveyance is subject to the following: Restrictive Covenants of record in Book 3466, Page 89, amended of record in Book 3577, Page 511 and Book 3702, Page 465; all matters shown on plat of record in Plat Book 3600, Page 12; and any and all matters of record, all in the Register's Office for Davison County, Tennessee.

Brooks Quin, spouse of Marjorie J. Williams Quin, hereby joins in this conveyance for the purpose of conveying to the Grantee any and all interest that he may have in said property, including but not limited to the marital interest.

Unimproved ( )
This is improved (X) property, known as 1039 Percy Warner Boulevard, Nashville, TN 37205
(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, her heirs and assigns forever; and Grantor covenants with the said GRANTEE that she is 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 30th day of July, 2004.

Marjorie J. Williams Quin

Brooks Quin

STATE OF Tennessee

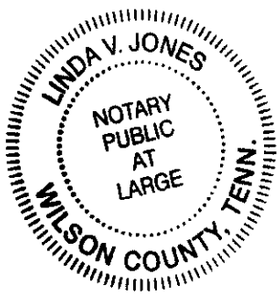
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Marjorie J. Williams Quin and Brooks Quin who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of July, 2004.

Notary Public

My Commission Expires: 7-23-05



(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076