WARRANTY DEED

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 09/04/2005

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-4-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC

7100 Executive Center Drive, Ste. 150, Brentwood, Tennessee 37027

d-0427

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark T. Harvey et ux	SunTrust Mortgage, Inc.	105-01-0-153.00
(NAME)	(NAME)	
1013 15th Ave. S	201 Fourth Avenue North, 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William C. Cabaniss and wife, Michelle L. Kapp Cabaniss, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark T. Harvey and wife, A. Celeste Harvey, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 48 in B.F. Shields' Heirs Addition to Nashville, as of record in Book 57, Page 31, Register's Office for said County.

Said Lot No. 48 fronts 50.5 feet on the westerly side of 15th Avenue South, formerly Bowles Street, and runs back between parallel lines 140.6 feet to an alley.

Being the same property conveyed to William G. Cabaniss and Michelle L. Kapp, as joint tenants with the right of survivorship by deed from Faye Whitfield, unmarried, and Joye Williams, unmarried of record in Book 20020602-0055308, Register's Office for Davidson County, Tennessee. Michelle L. Kapp is now known as Michelle L. Kapp Cabaniss, having since married William G. Cabaniss.

Ben Anderson Allen executes this instrument on behalf of William G. Cabaniss and Michelle L. Kapp Cabaniss pursuant to Power of Attorney recorded in Instrument Number 20040804-0093393, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 1013 15th Ave. S, Nashville, TN 37212
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 30th day of July, 2004.

Davidson County DEEDWARR
Recvd: 08/04/04 10:39 2pgs
Fees:13.00 Taxes:590.15
20040804-0093394

William C. Cabaniss by Ben Anderson Allen, Attorney in Fact

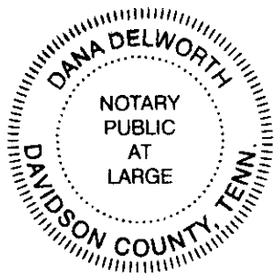
Michelle L. Kapp Cabaniss by Ben Anderson Allen, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Ben Anderson Allen, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of William G. Cabaniss and Michelle L. Kapp Cabaniss, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said William G. Cabaniss and Michelle L. Kapp Cabaniss. Witness my hand and Notarial Seal this 30th day of July, 2004.

Notary Public

My Commission Expires: 11/27/04



RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027