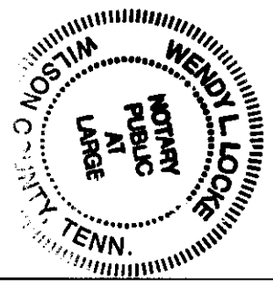
File No. 40676

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Lisa Groom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2004

Wendy L Locke
Notary Public

MY COMMISSION EXPIRES: . June 9, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roslyn Banks	GreenPoint Mortgage Funding, Inc.	92-3-196.00
(NAME)	(NAME)	
3085 Brantley Drive	5032 Parkway Plaza Boulevard	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Charlotte, NC 28217	
(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, Charles C Harris and Tracy L Harris, a one-half interest each as tenants in common, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roslyn Banks, unmarried, 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. 235 on the Map of Subdivision of Hefferman Place, as of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 235 fronts 54.2 feet on the northerly side of Eden Street and runs back with the Westerly margin of 24th Avenue North, formerly Harrahan Avenue, 140 feet to an alley, measuring 56.5 feet thereon.

Being the same property conveyed to Charles C Harris and Tracy L Harris, a one-half interest each as tenants in common by Quitclaim deed from Charles C Harris, Norman Dozier Jr. And Tracy L Harris, d/b/a HDH Investments dated May 11, 2001 of record in Instrument #20010518-0051851, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 2400 Eden Street, Nashville, TN 37208
(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 4th day of August, 2004.

Charles C Harris

Tracy L Harris

Davidson County DEEDWARR
Recvd: 08/12/04 12:18 2pgs
Fees:13.00 Taxes:451.40

20040812-0097513

File No. 40676
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles C Harris and Tracy L Harris, the bargainor(s), 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 this 4th day of August, 2004.

Commission expires: 11/20/07

Notary Public

LOIS J. WHEELER
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.