200420348 Return to

Southern Title Service
124 First Avenue South
Suite 102
Franklin, TN 37064

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/07/04 16:09 2pgs
Fees:13.00 Taxes:275.65

20040907-0108075

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Stephanie K. Harris**
Address **311 Hickory Place**
City/State/Zip **Nashville, TN 37214**

SEND TAX BILLS TO:
Name Franklin American Mortgage Co
Address 501 Corporate Centre Dr. Suite 400
City/State/Zip Franklin, TN 37067

FOR AND IN CONSIDERATION of the sum of **$10.00.** **Consuela L. Davis, a married person,** has this day bargained and sold, and does hereby transfer and convey unto **Stephanie K. Harris and Brenda Harris and Kenneth M. Harris, their** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Being Unit No. E-5 Hickory Place Condominiums, a horizontal property regime, of record in Master Deed of record in Book 6654, page 910, and referred to as Exhibit "B" found at page 912 and corrected in Book 6759, Page 533 and referred to as Exhibit "B" found at page 535, said corrected Book, Unit E-5 being part of the Unit Plan for Phases 2-8, Section 1, Hickory Place Condominiums, of record in Plat Book 6250, Page 795, (erroneously referenced as Plat Book 6260, page 795 and as Plat Book 6230, page 795 in Instrument No. 20010409-0034288); all references of record in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot. The said Consuela L. Nicholas is one and the same person as Consuela Davis.

Being the same property conveyed to Consuela L. Nicholas by Warranty Deed dated March 30, 2001 of record in Instrument Number 20010409-0034288, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Gary Davis joins in this conveyance for the express purpose of relinquishing all his right title and interest to said property, marital or otherwise.

Map-Parcel No.'s: Map 96 Group 11A Parcel 38

This is improved property known as: 311 Hickory Place, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **our** hands this **30th** day of **August, 2004.**

Consuela L. Davis

Gary Davis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **Consuela L. Davis and, Gary Davis** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **30th** day of **August, 2004.**

Commission expires **June 18, 2005**

Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is **$74,500.00**

Affiant ~~[illegible]~~

Subscribed and sworn to before me, this the 30th day of August, 2004.

My commission expires: 2-13-05

Notary Public - Register

