File Box 8

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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br>FTEC File #23430<br><br>**Record & Return To:**<br>Wilkins + Ivey | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $720,000.00.<br>Peter Stuart Richard Harmer<br>Affiant<br>Subscribed and sworn to before me this 15th day of October, 2004.<br>Notary Public<br>My Commission Expires: |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Christy W. Ivey, Trustee<br>3660 Knollwood Road<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>SunTrust Mortgage Inc.<br>201 Fourth Ave. N, 7th floor<br>Nashville, TN 37219 | **Tax Information:**<br>Map No.117.10-0<br>Parcel No. 068.00 |

**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, **Peter Stuart Richard Harmer, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christy W. Ivey, Trustee with full power to transfer and convey** ("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 3660 Knollwood Road, Nashville, TN 37215

**Christine C. Harmer,** wife of **Peter Stuart Richard Harmer**, hereby joins in the execution of this document to convey any and all marital interest she may have in the subject property.

**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 15th day of October, 2004.

Peter Stuart Richard Harmer

Christine C. Harmer

Christine C. Harmer

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Peter Stuart Richard Harmer and Christine C. Harmer**, 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 15th day of October, 2004.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 10/21/04 14:10 2pgs
Fees:13.00 Taxes:2664.00
20041021-0126946

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 7, Block 3, Woodmont Estates, as of record in Book 974, page 29, Register's Office for Davidson County, Tennessee. Said Lot No. 7 fronts 165.9 feet on the southerly side of Knollwood Road, and runs back between lines 340.7 feet on the easterly line and 383.2 feet on the westerly line to a dead line of which is measures 160 feet.

Being the same property conveyed to Peter Stuart Richard Harmer by deed dated November 25, 2003 from W. Casey Reed of record in Instrument No. 20031203-0174134, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as 974, page 29, Register's Office for Davidson County, Tennessee.
2. Fence Line Agreement and Grant of Appurtenant Easement recorded in Book 10408, page 143, Register's Office for Davidson County, Tennessee.