WARRANTY DEED

CHAD I. PEARMAN
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires
July 19, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 127,000.00

James L Harper
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF NOVEMBER, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES July 19, 2008

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00495CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
James L. Harper	same	MAP:90-16
545 American Road		Parcel:46.00
Nashville, TN 37209	,	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LASSIE L. TARKINGTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JAMES L. HARPER, TRUSTEE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 545 American Road, Nashville, TN 37209

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 my hand on the 8th day of November, 2004.

Lassie L. Tarkington
Lassie L. Tarkington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, LASSIE L. TARKINGTON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of November, 2004.

Notary Public

My Commission Expires: July 19, 2008

CHAD I. PEARMAN
STATE
TENNESSEE
NOTARY
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Davidson County DEEDWARR
Recvd: 11/10/04 08:12 2pgs
Fees:13.00 Taxes:469.90

20041110-0135362

EXHIBIT "A"

DESCRIPTION OF PROPERTY CONVEYED:

Land in Davidson County, Tennessee, being lot No. 40 on the Plan of Charlotte Park, Section 1, as of record in Book 2663, page 3, Register's Office for said County.

Said lot No. 40 fronts 75 feet on the southeasterly side of American Road and extends back 152 feet on the northwesterly line and 150.8 feet on the southeasterly line to a dead line, measuring 68 feet thereon.

Being the same property conveyed to Samuel A. Tarkington and wife, Lassie L. Tarkington, by Warranty Deed from Harry G. Graham and wife, Helen Hunt Graham, of record in Book 2797, page 21, Register's Office for Davidson County, Tennessee, the said Samuel A. Tarkington having predeceased his wife, Lassie L. Tarkington.