Davidson County DEEDWARR
Recvd: 12/17/04 08:57 2pgs
Fees:13.00 Taxes:452.88
20041217-0149910

THIS INSTRUMENT PREPARED B From information furnished by the parties.
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Jerry & Wanda Harlan 613 Old Hickory Blvd. Madison, Tennessee 37115	Same	Map 051-07-0 Parcel 047.00

Warranty Deed

For and in consideration of the sum of $122,400.00, the receipt of which is hereby acknowledged, Eda A. Daniel, a widow, Grantor, transfers and conveys to Jerry Harlan, and wife, Wanda Harlan, Grantees, as tenants by the entirety, a certain tract or parcel of land located in Davidson County, Tennessee:

Being the Southeast part of Lot No. 4 on the Map of Stratton Place, of record in Book 547, page 182, Register's Office for said County, and described as follows:

BEGINNING at a point in the center line of Due West Avenue 250 feet west of the west margin of the L. & N. Railroad right-of-way being a corner of Lots 4 and 5; thence with the line between said lots north 2° 15' west 205.1 feet; north 12° 29' west 97.2 feet to a corner of a tract of land conveyed to George W. Gann and wife, by deed from Eddie C. Hill and wife, of record in Book 2270 page 238, Register's Office for said County; thence with Gann's line as follows: south 89° 30; west 162.8 feet; (south 9° 09' east 105.7 feet; south 4° 56' east 194.5 feet to the center line of Due West Avenue;) thence with the center line of same south 89° 30' east 110 feet to the point of beginning.

Being the same property conveyed to Henry H. Daniel and wife, Eda A. Daniel by deed from Versa Mai Walsh, a widow, of record in Record Book 2806, Page 145, Register's Office for Davidson County, Tennessee.

Henry H. Daniel and Eda A. Daniel were married in Petersburg, Tennessee in 1935. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Henry H. Daniel in Madison, Davidson County, Tennessee on August 28, 1993.

This is improved property, known as 206 Due West Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs, successors, and assigns, in fee simple forever.

GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of this land in fee simple, has a good right to convey it, and that the same is unencumbered except for any encumbrances of record.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to this land to the Grantee, Grantee's heirs, successors, and assigns against lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Wanda Gail Harlan executed on behalf of Eda A. Daniel pursuant to the Durable Power of Attorney of record in the Register's Office for Davidson County, Tennessee as of record in Book 8910, Page 682-683.

Signed on December 15, 2004.

Eda A. Daniel by Wanda Gail Harlan AIF
Eda A. Daniel, by Wanda Gail Harlan, Attorney in Fact,
Grantor

State of Tennessee
County of Sumner

Personally appeared before me, Wanda Gail Harlan, with whom I am personally acquainted or who proved to me on satisfactory evidence, to be the person who executed the foregoing instrument as attorney-in-fact for Eda A. Daniel, Principal, and who acknowledged that she executed the same as attorney-in-fact for Eda A. Daniell.

Witness my hand, at office, on December 15, 2004.

Sandra M Reynolds
Notary Public
My commission expires: 12-9-07



State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $ 122,400.00 . Subscribed and sworn to before me on December 15, 2004.

Wanda Harlan
Wanda Harlan, Affiant

Sandra M Reynolds
Notary Public
My commission expires: 12-9-07

