WARRANTY DEED

BOOK 1334 B

RETURN TO:
[illegible] TITLE CORP.
[illegible]
[illegible] 3703

State of Tennessee)
County of Davidson)

G#2766-2

The actual consideration or value, whichever is greater, for this transfer is **$481,950.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of December, 2004.

Notary Public

My commission expires: 1-26-05

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
DEAN M. HARLESS and MAUREEN M. HARLESS	SunTrust Mortgage Inc. O W	**Map 104-13-0, Parcel 209.00**
3633 Valley Vista Road	201 4th Avenue N. 7th fl	Davidson County DEEDWARR Recvd: 01/05/05 11:28 2 pgs Fees:13.00 Taxes:1783.22
Nashville, TN 37205	Nashville, TN 37219	20050105-0001833

FOR AND IN 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,

JAMES VIG SHERRILL and wife, NANCY LYNN HAHNE, and JINGER SHERRILL, an unmarried woman, and JED JAMES EATON, an unmarried man, as to his remainder interest in the property

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

DEAN M. HARLESS and wife, MAUREEN M. HARLESS

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. 2 on the Resubdivision of Lot Nos. 10, 11, and part of Lot No. 9 on the Plan of Bellwood, as of record in Book 6200, Page 803, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to James Vig Sherrill and Nancy Lynn Hahne, as tenants in common, and not as tenants by the entirety, by Warranty Deed dated June 1, 2001, from H. Wayne James, III, and Emily T. James, husband and wife, of record in Instrument No. 20010608-0060898, Register's Office for Davidson County, Tennessee. By Warranty Deed of Fractional Life Estate with Remainder over subject to Divestment dated December 28, 2001, a life estate in and to 7.102% vested to Jinger Sherrill, unmarried, as Life Tenant, with the remainder interest in said fractional interest in the premises to Jed James Eaton, unmarried, as Remainderman.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantors herein.

THIS instrument is being executed in behalf of James Vig Sherrill, pursuant to a Power of Attorney executed by him on the 26th day of November, 2004, of record in Instrument No. 20050105-0001832, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of Nancy Lynn Hahne, pursuant to a Power of Attorney executed by him on the 26th day of November, 2004, of record in Instrument No. 20050105-0001831, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of Jed James Eaton, pursuant to a Power of Attorney executed by him on the 26th day of November, 2004, of record in Instrument No. 20050105-0001830, Register's Office for Davidson County, Tennessee.

This is IMPROVED (__X__) unimproved (____) property, known as: **3633 Valley Vista Road, Nashville, TN 37205**.

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 convenant 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 **23rd** day of **December, 2004.**

JAMES VIG SHERRILL

JINGER SHERRILL

BY: JINGER SHERRILL, ATTORNEY-IN-FACT

NANCY LYNN HAHNE

JED JAMES EATON

BY: JINGER SHERRILL, ATTORNEY-IN-FACT

BY: JINGER SHERRILL, ATTORNEY-IN-FACT

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 **JINGER SHERRILL, an unmarried woman,** the bargainor, 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 **23rd** day of **December, 2004.**

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 4/10/05

Comm. Expires 04/10/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **JINGER SHERRILL,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **JAMES VIG SHERRILL, NANCY LYNN HAHNE, and JED JAMES EATON,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **JAMES VIG SHERRILL, NANCY LYNN HAHNE, and JED JAMES EATON** for the purpose therein contained, by signing the name of **JAMES VIG SHERRILL, NANCY LYNN HAHNE, and JED JAMES EATON** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **December, 2004.**

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 4/10/05

Comm. Expires 04/10/05