Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Timothy Harvey , Jr.
916 Villa Place
Nashville, Tennessee 37212

MORTGAGEE:
BancorpSouth
5217 Maryland Way
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/06/05 14:09 2 pgs
Fees:13.00 Taxes:425.50
20050106-0002381

SEND TAX BILL TO:
Owner

MAP **105-7**
GROUP
PARCEL **19**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Marjorie C. Saxton, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Timothy Harvey , Jr. and wife, Doretha H. Harvey**, 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. 33 and the southerly 2.77 feet of Lot No. 32 in B.F. Shields and wife's Addition to Nashville, Tennessee, described as follows;

Beginning at an intersection of the easterly line of Villa Street with the northerly line of Grand Avenue; and running northerly with Villa Street 50.25 feet; thence at right angles to Villa Street, easterly 140.75 feet to an alley; thence southerly with the westerly line of said alley, 50.25 feet to Grand Avenue; thence westerly with the northerly line of Grand Avenue, 140.75 feet to the beginning corner.

Being the same property conveyed to Marjorie C. Saxton to create an estate by the entireties by Warranty deed from Phillip Saxton of record in Book 4411, page 406, Register's Office for Davidson County, Tennessee. Phillip Saxton is now deceased; date of death April 29, 2001.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 916 Villa Place, Nashville, Tennessee 37212.

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 my hand this the 4th day of January, 2005.

Marjorie C. Saxton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Marjorie C. Saxton**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 4th day of January, 2005.

NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $115,000.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of January, 2005.

NOTARY PUBLIC

My Commission Expires: 5/29/05