State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $67,500.00.

Subscribed and sworn to before me, this 15 th day of December, 2004.

Affiant

Notary Public

My Commission Expires:

File No. 41821

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Billy Leavell Chris F. Harwell		NAME: Billy Leavell Chris F. Harwell	
STREET ADDRESS: 2412 Felts Avenue		STREET ADDRESS: 2412 Felts Avenue	
CITY: Nashville	STATE: Tennessee	CITY: Nashville	STATE: Tennessee
ZIP CODE: 37211		ZIP CODE: 37211	
MAP & PARCEL NO.: 118-08-0-058.00			

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, Barbara Eatherly, Bill Owen and Chan McCullough, each a one-third undivided interest

Hereinafter called Grantors have, bargained and sold, and by these presents does hereby transfer and convey unto Billy Leavell and Chris F. Harwell

Hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 18 on the Map of Grandview Heights Subdivision as of record in Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 50 feet on the easterly side of Felts Ave. and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Barbara Eatherly & Bill Owen & Chan McCullough, each a one-third undivided interest, by Quit Claim Deed from J.B. Franklin, Trustee & Johnathon McAdams, dated 11/05/96, recorded 11/12/96, in Book 10257, Page 381, Davidson County, Tennessee.

This is improved property known as 2412 Felts Avenue, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with all the appurtenance, 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 covenant 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.

Davidson County DEEDWARR
Recvd: 01/06/05 15:01 2 pgs
Fees:13.00 Taxes:249.75
20050106-0002493

WITNESS our hands this _____th day of December, 2004.

Barbara Eatherly

Barbara Eatherly

Bill Owen

Chan McCullough

State of Tennessee }
County of Davidson } ss

On this the 15 th day of December, 2004, before me, the undersigned Notary Public, personally appeared **Bill Owen**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

BONNIE L HOLDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Bonnie L. Holden

Notary Public
My commission expires My Commission Expires Nov 24, 2005

State of Tennessee }
County of Davidson } ss

On this the 14 th day of December, 2004, before me, the undersigned Notary Public, personally appeared **Barbara Eatherly**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

SARAH G. ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Sarah G Rochford

Notary Public
My commission expires My Commission Expires MAR. 22, 2008

State of Tennessee }
County of Davidson } ss

On this the 15th day of December, 2004, before me, the undersigned Notary Public, personally appeared **Chan McCullough**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

SARAH G. ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Sarah G Rochford

Notary Public
My commission expires My Commission Expires MAR. 22, 2008

WARRANTY DEED