ENTERED
John C. Isbell
PROPERTY ASSESSOR

SEP 29 2004
Davidson Co.
MAP__GP__CTL__PAR__

9:25

This instrument prepared by:
Brenda R. Lehman, Attorney, an employee of
First American Title Insurance Company
100 Bluegrass Commons
Hendersonville, Tennessee 37075
(615) 264-8979

Pat

File No.: **2105-623220**

Pamela L. Whitaker, Register
Summer County Tennessee
Rec #: 592229
Rec'd: 15.00
State: 665.63
Clerk: 1.00
EDP: 2.00
Total: 683.63
Instrument #: 719990
Recorded
9/23/2004 at 9:25 am
in Record Book
2099
Pgs 704-706

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twentieth day of September, 2004**, by and between **Janis Yvonne Wilmore**, parties of the first part, and **Harry E. Hargrove and Carrie C. Hargrove, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Madison**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 21, HAVEN ACRES, SECTION TWO, as shown on plat of record in Plat Book 2331, Page 139, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Davidson County DEEDWARR
Recvd: 01/19/05 11:36 3 pgs
Fees:17.00 Taxes:0.00
20050119-0006705

Being the same property conveyed to parties of the first part, herein shown in: Book **11438**, Page No.: **382** or Instrument No.: in said Register's office.

This conveyance is made subject to:
2005 Taxes, Covenants, Conditions, Easements and Restrictions of record.

Parcel ID # **42-7-64**
X Improved OR
Unimproved property located at: **214 Diane Drive, Madison, Tennessee 37115**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

1/19/05 This is instrument is being re-recorded to record in the proper County, Davidson.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Janis Yvonne Wilmore

STATE OF **TN**

COUNTY OF **SUMNER**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Janis Yvonne Wilmore** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **her** free Act and Deed.

Witness my hand and Notarial Seal this **Twentieth day of September, 2004.**

Notary Public

My Commission Expires: 3/25/08

CARLA J. RAYNEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

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Owner's Name: **Harry E. Hargrove and Carrie C. Hargrove**

and Address: **214 Diane Drive**
Madison, TN 37115

CARLA J. RAYNEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

Mail tax bills to, (Person or Agency responsible for payment of taxes)
SAME AS ABOVE

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$179,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Twentieth day of September, 2004.**

Notary Public

CARLA J. RAYNEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

My Commission Expires: 3/25/06