FILE BOX 45

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 02/14/05 15:34 2 pgs
Fees:13.00 Taxes:264.18

20050214-0016683

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,400.00

Thomas V. Zeuthen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2005

Notary Public:

MY COMMISSION EXPIRES: ~~01/24/09~~ 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Thomas V. Zeuthen	Bank of America, N.A.	Map 082
P.O. Box 58033	900 W. Trade Street	Group 12
Nashville, TN 37205	Charlotte, NC 28255-0001	Parcel 050.00

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, we

Sarah Harris, unmarried, a/k/a Sarah P. Harris

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Thomas V. Zeuthen, married and Jack T. Zeuthen, unmarried
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. 194 on the plan of Neill S. Brown's Addition to East Nashville, of record in Book 57, Page 50, Register's Office for said County.

Said Lot No. 194 fronts 50 feet on the westerly side of Neill Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Carl A. Harris and wife, Sarah Harris by deed from Arnold Harris and wife, Alma Harris, of record in Book 4208, Page 548, dated December 16, 1967, Register's Office for said County. The said Carl A. Harris now being deceased.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 57, Page 50, said Register's Office.

Power of Attorney of record in Instrument 20050214-0016682, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 302 Neill Avenue, Nashville, TN 37206

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 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. 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 11th day of February, 2005.

Sarah Harris
Sarah Harris
By: Carl Arnold Harris, Jr., Attorney-in-Fact

By: Carl Arnold Harris Jr.
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, Carl Arnold Harris, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Sarah Harris as her Attorney in Fact as the free act and deed of the within named Sarah Harris.

Witness my hand and official seal at Nashville, Tennessee the 11th day of February, 2005.

My Commission Expires: ~~01/24/09~~ 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.