Return to: First Title and Escrow Company, Inc.
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Davidson County DEEDWARR
Recvd: 03/30/05 12:46 3 pgs
Fees:18.00 Taxes:3274.50
20050330-0034519

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Adam C. Wilson and Julie A. Wilson	NEW OWNER	**Map 130.08-0**
3814 Harding Place Nashville, TN 37205		**Parcel 105.00**

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Stanley R. McMinn and wife, Mary Ann McMinn** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Adam C. Wilson and wife, Julie A. Wilson,** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Final Plat of Sharber's Harding Place Subdivision, not of record described according to a survey made by W.B. Southgate, Surveyor, as follows:

Beginning on the northerly margin of Harding Place at the common corner of Lots No. 9 and 10; thence with the line between said two lots, northwardly 350 feet to the southerly line of Lot No. 28; thence with the line between Lots No. 9 and 28, eastwardly 100 feet to the common corner of Lots Nos. 8 and 9; northerly margin of Harding Place; thence with the northerly margin of Harding Place westwardly 100 feet to the point of beginning.

Being the same property conveyed to Stanley R. McMinn and wife, Mary Ann McMinn by deed dated 07/10/03 from Charles R. Herron and wife, Genie Herron of record in instrument No. 20030717-0100758, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. State and County taxes for the year 2005, a lien, but not yet due and payable. Map and Parcel No. 130.08-0-150.00.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4305, page 856, Register's Office for Davidson County, Tennessee.
3. Easement for water main or record in Book 944, page 578, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3814 Harding Place, Nashville, Tennessee 37205.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $885,000.00.

Affiant

Subscribed and sworn to before me this 25 day of March, 2005.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 25 day of March 2005.

By: Stanley R. McMinn
STANLEY R. MCMINN

By: Mary Ann McMinn
MARY ANN MCMINN
By Stanley R. McMinn
as Attorney in Fact.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Stanley R. McMinn, with whom I am personally acquainted, (or proved to me on the bass of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25 day of March, 2005.

Notary Public

My Commission Expires: _____

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25 day of March, 2005, before me personally appeared Stanley R. McMinn, to me known to be the person who executed the foregoing instrument on behalf of Mary Ann McMinn, pursuant to a Limited Power of Attorney, and who acknowledged that he executed the foregoing instrument as the free act and deed of the said Mary Ann McMinn.

WITNESS my hand and official seal at Nashville, Tennessee, this 25 day of March, 2005.

Notary Public

My Commission Expires: _____

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE