Davidson County DEEDWARR
Recvd: 04/06/05 15:26 2 pgs
Fees:13.00 Taxes:37.00

20050406-0038061

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
W. Douglas McDowell and A. Wiley McDoogal	New Owners	Map 130-2
609 Equirer Avenue		Parcel 103.00
Nashville, TN 37205		26b 12235

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Ste. 315, 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, **Bruce Hardin, a married person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **W. Douglas McDowell, a married person and Wiley McDoogal, a married person** (The "Grantees"), their heirs and assigns with full power to mortgage, convey and encumber or otherwise dispose of, without joinder of any beneficiary, the 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. 2, (Less the Northerly 75 feet thereof) on the Plan of the Country Club Land Company's Subdivision, of record in Plat Book 421, page 116, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bruce Hardin, married, by deed from Four Star Realty Investment Company, dated April 5, 2002, filed April 16, 2002, of record in Instrument Number 20020416-0047039, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Any and all matters appearing on the Plan of record in Plat Book 421, page 116, said Register's Office.

This is improved property commonly known as 3 Enquirer Avenue, Nashville, Tennessee 37205, a vacant lot.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $10,000.00.

Affiant

Subscribed and sworn to before me this 30 day of March, 2005.

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07

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 Grantor does covenant with the said Grantees that the Grantor is 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 Grantor does further covenant and bind himself, his 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 Grantor has caused this Deed to be executed this 30 day of March, 2005.

Bruce Hardin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Bruce Hardin with whom I am personally acquainted, (or proved to me on the basis 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 30 day of March, 2005.

Notary Public

My Commission Expires: 9/22/07

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE