Box 14A

File No. 17764-4

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/21/05 08:42 2 pg
Fees:13.00 Taxes:623.28

20050421-0044223

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$168,455.00.** Barton H Harrison

Affiant

Subscribed and sworn to before me, this the 15th day of April, 2005.

Notary Public

My commission expires: 5/30/07

(AFFIX SEAL)

STEPHEN W. ARTHUR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Barton H. Harrison**<br>**Laura R. Harrison** | **New Owner** | **Map 105-14A, Parcel 019.00CO** |
| **1735 Old Natchez Trace** | | |
| **Franklin, TN 37069** | | |

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 ACKNOWLEDGE, WE,

**Craighead Patten Properties II, a Tennessee general partnership**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Barton H. Harrison and wife, Laura R. Harrison**

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:

2058

**LAND in Davidson County, Tennessee, being Unit No. ~~2028~~ in Waverly Place II Townhomes, a Private Element Horizontal Property Regime, located on Elliott Avenue and South Douglas Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, Restrictions and By-Laws for Waverly Place II Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040909-0109214, Register's Office or Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Waverly Place II Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20040909-0109214, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.**

**Being part of the same property conveyed to Craighead Patten Properties II, a Tennessee general partnership by deed from Tucker Wills, Thelma Rucker, Lucille Anderson Belinda Magee and Charles H. Dixon, Trustees of the Community Missionary Baptist Church, an unincorporated religious association, of record in Instrument No. 20040305-0025510, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20040909-0109214, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.**

This is improved (__X__) Unimproved (____) property, known as **2058 Elliott Avenue, Nashville, TN 37204**

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand(s) this 15th day of April, 2005.

**Craighead Patten Properties II, a Tennessee general partnership**
**By: Craighead Development, LLC, a Tennessee limited liability company**
**Its Managing Partner**

**By:** Carl A Neuhoff

**Carl A Neuhoff, Jr., Assistant Chief Manager**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Carl A. Neuhoff, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Asst. Chief Manager of CRAIGHEAD DEVELOPMENT, LLC, a Tennessee limited liability company (the "LLC"), and who further acknowledged the LLC, to be the Managing Partner of CRAIGHEAD PATTEN PROPERTIES II, the within named bargainor, a Tennessee general partnership, and that he as such Asst. Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the LLC by himself as such Asst. Chief Manager, said LLC signing as Managing Partner.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of May, 2004.

Deborah H. Berrie
Notary Public

My Commission expires: 3/25/06

