Box
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This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $120,000.00.

Rachael Alexander
Affiant

Subscribed and sworn before me this the 11th day of May, 2005.

Darlene Short
Notary Public
My commission expires:

ROBERTSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DARLENE SHORT

Davidson County DEEDWARR
Recvd: 05/16/05 16:15 2 pgs
Fees:13.00 Taxes:444.00

20050516-0055117

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Carla Duffy 1022 Waller Rd. Brentwood, TN 37027	NEW OWNER	093-13-0-A-404.00 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Clarke Harris, Sr., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Carla Duffy, a married person, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 404 on the plan of Spence Manor Condominiums created under Title 66 Chapter 27 Section 101, et seq., as amended, Tennessee Code Annotated as established by a Master Deed of record in Book 6794, page 219, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said master deed reference is hereby made for the plat of Spence Manor Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to JAMES C. HARRIS, SR., by deed from STEPHANIE RUST, of record as Instrument No. 20041020-0126393, dated October 15, 2004, said Register's Office

THIS IS IMPROVED PROPERTY KNOWN AS 11 Music Square East, #404, Nashville, TN 37203.

This Conveyance is made subject to the following:

Charter of Spence Manor Condominium Association of record in Book 6790, Page 237, amended in Instrument No. 20011106-0121962 and Insutrment No. 20020710-0083218, Register's Office for said County, to which reference is hereby made.

The said Carla Duffy is purchasing this property as investment property, and will not be using it as a principal residence.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 11th day of May, 2005.

James Clarke Harris, Sr.
By James Clarke Harris, Jr., his Attorney-in-Fact

By James Clarke Harris Jr.
Attorney in Fact

State of Tennessee
County of Davidson

On this 11TH day of MAY, 2005, before me, the undersigned Notary Public in and for said County and State, personally appeared **JAMES CLARKE HARRIS, JR** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **JAMES CLARKE HARRIS, SR.**, by **GENERAL DURABLE** Power of Attorney dated **FEBRUARY 20, 2004**, and who acknowledged that he executed the same as the free act and deed of **JAMES CLARKE HARRIS, SR.**.

Witness my hand and official seal of office this11TH day of MAY, 2005.

My Commission Expires:
11-25-07

Notary Public

