Davidson County DEEDWARR
Recvd: 05/27/05 14:03 2 pgs
Fees:13.00 Taxes:2886.00

20050527-0060258

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00.

Elizabeth Hodgson Harbison
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of May, 2005.

Notary Public

My Commission Expires: 2/12/07

JO ANN ... NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
James Ernest Harbison and Elizabeth Hodgson Harbison
213 Woodford Place
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 159-12-0-59

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cyrus L. Booker and Cherie A. Booker** hereinafter referred to as Grantors, hereby transfers and conveys to **James Ernest Harbison and wife, Elizabeth Hodgson Harbison** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Hound's Run, a Planned Unit Development, of record in Plat Book 6900, Pages 167-171, Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Cyrus L. Booker and wife, Cherie A. Booket by Warranty Deed from Adex Corporation, a Tennessee Corporation, of record in Book 9735, Page 49, Register's Office for Davidson County, Tennessee, dated, july 19, 1995.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

2. The Plan of record in Plat Book 6900, Page 167-171, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Book 7079, Page 995, Register's Office for Davidson County, Tennessee.

4. Restrictive covenants contained in an instrument of record in Book 7238, Page 736, Register's Office for Davidson County, Tennessee.

5. Restrictive covenants contained in an instrument of record in Book 7826, Page 995, Register's Office for Davidson County, Tennessee.

6. Restrictive covenants contained in an instrument of record in Book 11719, Page 845, Register's Office for Davidson County, Tennessee.

7. Charter Home Owners Association of record in Book 7253, Page 992, Register's Office for Davidson County, Tennessee.

8. Any and all visible easements lying on or across the property.

9. Rights or claims of parties in possession not shown by the public records.

10. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 213 Woodford Place, Nashville, Tennessee 37215.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 25th day of May, 2005.

Cyrus L. Booker

Cherie A. Booker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cyrus L. Booker and Cherie A. Booker, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of May, 2005.

HOLLY M. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Notary Public

My Commission Expires: 12/15/07

12604-NW