Box 56

This instrument prepared by:
Brenda R. Lehman, Attorney at Law, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-811499**

Davidson County DEEDWARR
Recvd: 06/01/05 13:18 4 pgs
Fees:23.00 Taxes:421.80
20050601-0061698

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-seventh day of May, 2005**, by and between **James C. Harris, Sr. and Jean M. Harris, husband and wife and James C. Harris, Jr. as joint tenants with right of survivorship**, parties of the first part, and **William Yockey, an unmarried person**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

A CERTAIN CONDOMINIUM UNIT IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS: UNIT NO. 306, IN A HORIZONTAL PROPERTY REGIME OF SPENCE MANOR CONDOMINIUMS, AS CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101 ET SEQ. AS AMENDED TCA ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 6794, PAGE 219 SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. REFERENCE IS HEREBY MADE TO 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 SUCH UNIT.

Being the same property conveyed to James C. Harris, Sr. and wife, Jean M. Harris and James C. Harris, Jr., as joint tenants with right of survivorship from Stephanie Rust, by virtue of Warranty Deed as recorded on 06/09/04 in Instrument Number 20040609-0067992, in the Register's Office for Davidson County, Tennnessee.

Power of Attorney for James C. Harris, Sr. has been previously recorded of record in Instrument Number 20040401-0036836, in the Register's Office for Davidson County, Tennessee.

Power of Attorney has been previously recorded for Jean M. Harris of record in Instrument Number 20040401-0036837, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **93-13-306co**

X Improved OR

Unimproved property located at: **11 Music Square E., Unit #306, Nashville, Tennessee 37203**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

James C. Harris Sr. by James C. Harris Jr. Attorney in Fact

James C. Harris Jr.

Jean M. Harris by James C. Harris Jr. Attorney in Fact

State of **Tennessee**

County of **Williamson**

Before me, a Notary Public of said State and County aforesaid personally appeared **James C. Harris, Jr.**, to me known, (or proved to me on the basis of satisfatory evidence) to be the person who executed the foregoing instrument on behalf of **James C. Harris, Sr.**, as **his** lawful Attorney-In-Fact, and that **he** executed same as the free act and deed of the said **James C. Harris, Sr.** as **his** lawful Attorney-In-Fact.

Witness my hand and seal this **Twenty-seventh day of May, 2005.**

W. Brad Lehman

NOTARY PUBLIC

W. BRAD LEHMAN

Printed Name of Notary

My Commission Expires: 9/4/06

W. BRAD LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

State of **Tennessee**

County of **Williamson**

Before me, a Notary Public of said State and County aforesaid personally appeared **James C. Harris, Jr.**, to me known, (or proved to me on the basis of satisfatory evidence) to be the person who executed the foregoing instrument on behalf of **Jean M. Harris**, as **her** lawful Attorney-In-Fact, and that **she** executed same as the free act and deed of the said **Jean M. Harris** as **her** lawful Attorney-In-Fact.

Witness my hand and seal this **Twenty-seventh day of May, 2005.**

W. Brad Lehman

NOTARY PUBLIC

W. Brad Lehman

Printed Name of Notary

My Commission Expires: 9/4/06

W. BRAD LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **James C. Harris, Jr.** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-seventh day of May, 2005.**

W. Brad Lehman

Notary Public

W. BRAD LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My Commission Expires: 9/4/06

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Owner's Name: **William Yockey**

and Address: **11 Music Square E., Unit #306**
Nashville, TN 37203

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Countrywide Home Loans
3011 Armory Dr. Ste 120
Nashville TN 37204

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$114,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Twenty-seventh day of May, 2005.**

Notary Public

My Commission Expires: 9/4/06

W. BRAD LEHMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.