Davidson County DEEDWARR
Recvd: 06/06/05 14:19 2 pgs
Fees:13.00 Taxes:510.60
20050606-0064342

WARRANTY DEED

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May 2005

Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glen Young	SAME	MAP 083-14
(NAME)	(NAME)	
4623 Lebanon Road		PARCEL 104
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Estate of Charles H. Harrison, by Richard Biggs, Executor

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

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:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Lindsley's Subdivision of the Chadwell Tract of record in Plan Book 2, Page 24, Chancery Court at Nashville, to which reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Charles H. Harrison and wife, Paul J. Harrison by Warranty Deed from Cline G. Rainey and wife, Edna W. Rainey of record in Book 4999, page 610, Register's Office for Davidson County, TN The said Pauline J. Harrison having predeceased Charles H. Harrison. Charles H. Harrison having died December 3, 2004, a resident of Davidson County, Tennessee. Richard Biggs executes this Instrument as Executor, pursuant to the Last Will and Testament of Charles H. Harrison, of record in Volume Book 5753/1763286, in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 1610 Russell Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our 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 26th day of May, 2005

Richard Biggs Executor

Estate of Charles H. Harrison

By:

Richard Biggs, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Richard Biggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Executor of the Estate of Charles H. Harrison, Deceased , the within named bargainor and that he as such Executor being authorized so to do, execute the foregoing instrument for the purposes therein contained by the said Richard Biggs as Executor of the Estate of Charles H. Harrison, Deceased.

Witness my hand and official seal at office at Goodlettsville, Tennessee on this the 26th day of May, 2005.

Doris Coley
Notary Public

My Commission Expires:
10-26-05

