39-B

Prepared By:
NEAL & HARWELL, PLC
2000 One Nashville Place
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

Davidson County DEEDWARR
Recvd: 06/20/05 15:11 3 pgs
Fees:18.00 Taxes:721.50
20050620-0070625

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Mary Jenkins Hardin 1409 Ashwood Avenue Nashville, TN 37212	New Owner	Map 118-01 Parcel 8

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rachel Helen Cleveland, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Mary Jenkins Hardin, married, the GRANTEE herein, her heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

> Being the easterly half of Lot No. 94 on the Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in book 421, page 34, of the Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 94 fronts 50 feet on the southerly side of Beechwood Avenue, and runs back between parallel lines, 188 feet to an alley.
>
> Being the same property conveyed to Rachel Helen Cleveland by quitclaim deed dated March 13, 1984, from Bessie M. Stinnett, of record in book 6263, page 395, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1405 Beechwood Avenue, Nashville, Tennessee 37212.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs, successors and assigns forever.

GRANTOR covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, that she has good right to convey it

and the same is unencumbered except for the following:

1. Property taxes for 2005, which have been prorated between the parties.

2. All matters in the plat of record in Plat Book 421, page 34, R.O.D.C.

GRANTOR further covenants and binds herself, her heirs, successors and representatives to warrant and forever defend the title to the said land to the GRANTEE, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

James H. Cleveland, Sr., husband of Rachel Helen Cleveland, joins in the execution of this instrument to transfer and convey any marital right, title or interest that he may have in the above described real property.

Whenever 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 our hands this 17th day of June, 2005.

Rachel Helen Cleveland
RACHEL HELEN CLEVELAND

James H Cleveland Sr.
JAMES H. CLEVELAND, SR.

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Rachel Helen Cleveland and husband, James H. Cleveland, Sr., the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 17th day of June, 2005.

Stephen C. Sexton
Notary Public

STEPHEN C. SEXTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires:
9/22/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $195,000.00.

Affiant

Sworn to and subscribed before me this 17th day of June, 2005.

Notary Public

STEPHEN C. SEXTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
9/22/07

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