Davidson County DEEDWARR
Recvd: 08/17/05 13:34 2 pgs
Fees:13.00 Taxes:281.20
20050817-0097692

This Instrument Prepared By:
TITLE ESCROW, INC
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
James L. Harney and Tracey G. Harney
P. O. Box 198047
Nashville, TN 37219

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 82-7
PARCEL 315.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, TRIUMPH CONSTRUCTION, LLC hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James L. Harney and wife, Tracey G. Harney, as tenants by the entirety, 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:

BEING Lot No. 30 and the east 10 feet of Lot No. 31 on the Map of East Nashville Real Estate Co.'s Plan of Lots, of record in Book 57, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to TRIUMPH CONSTRUCTION CO., LLC , by deed from CITIFINANCIAL MORTGAGE CO., INC. of record in INST: 20041029-0130276, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 57, Page 11, said Register's Office.

Taxes for 2005 have been pro-rated and assumed by grantee.

This is improved property known as 302 Hancock Street, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James L. Harney and wife, Tracey G. Harney, their heirs and assigns, forever; and TRIUMPH CONSTRUCTION, LLC does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and does further covenant and itself, its successors 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 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 15th day of August, 2005.

TRIUMPH CONSTRUCTION, LLC

James Maciuk, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

NOTARY PUBLIC

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James Maciuk as Managing Member of TRIUMPH CONSTRUCTION, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Managing Member of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of August, 2005.

My Commission Exp. 3-25-06 NOTARY PUBLIC

My Commission Expires: 3/25/2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 76,000.00.

Tracey D. Harney
AFFIANT

Subscribed and sworn to before me this 15th day of August, 2005.

NOTARY PUBLIC
My Commission Expires: 3/25/2006