Davidson County DEEDWARR
Recvd: 09/02/05 13:53 2 pgs
Fees:13.00 Taxes:1017.50
20050902-0105813

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

# Warranty Deed

| **ADDRESS OF NEW OWNER:** | **SEND TAX BILLS TO:** | **MAP/PARCEL NO:** |
|---|---|---|
| Cecilia A. Rockey | New Owner | 118-14-114.00 |
| 3524 Crestridge Drive | | |
| Nashville, TN 37204 | | |

For good and valuable consideration received, **Mary Jane Barnes also known as Mary Jane Harris Barnes, Executor** by these presents does transfer and convey (**Case No. 05P-856,** Probate Court of **Davidson** County, Tennessee) unto the Grantee, **Cecilia A. Rockey** all of the right, title and interest in and to that certain tract or parcel of land in **Davidson** County, Tennessee, belonging to **Virginia Timberlake Harris also known as Virginia T. Harris,** described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 40 ON THE MAP OF LONGVIEW MANOR, SECTIONS ONE AND TWO, AS OF RECORD IN BOOK 1424, PAGE 127, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 40 FRONTS 100 FEET ON THE EAST SIDE OF CRESTRIDGE DRIVE AND RUNS BACK BETWEEN LINES, 199.8 FEET ON THE NORTH LINE AND 181 FEET ON THE SOUTH LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 115 FEET.

BEING THE SAME PROPERTY CONVEYED TO WALTER G. HARRIS, JR. AND WIFE, VIRGINIA TIMBERLAKE HARRIS BY QUITCLAIM DEED FROM WALTER G. HARRIS, JR. RECORDED FEBRUARY 21, 1975 IN BOO9K 4891, PAGE 24, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. Said Walter G. Harris, Jr. having predeceased Virginia Timberlake Harris.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property known as **3524 Crestridge Drive, Nashville, TN 37204**

Said Property is conveyed subject to any and all restrictions and easements of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Executor of the **Estate of Virginia T. Harris** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 24th day of August 2005.

Mary Jane Harris Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of August 2005, before me personally appeared, **Mary Jane Harris Barnes** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the **Estate of Virginia T. Harris**, and acknowledged that she executed the same as his free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 24th day of August 2005.

My commission expires: PATRICK MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON My Commission Expires APRIL 25, 2006

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me this 24th day of August, 2005.

My Commission Expires: PATRICK MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. Notary Public

My Commission Expires APRIL 25, 2006