Davidson County DEEDWARR
Recvd: 09/19/05 13:43 2 pgs
Fees:13.00 Taxes:321.90

20050919-0112307

# WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. D. ANNETTE MAPLES

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September 2005

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: 11-25-2006
(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 |
|---|---|---|
| Harshaw Construction Inc. | SAME | MAP 007.00 |
| (NAME) | (NAME) | |
| 1147 Old Shiloh Road | | PARCEL 107.00 |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | | |
| (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, Fred Bascum Carnahan, Jr., Gary Ray Carnahan, Edwin Orrin Carnahan, Clay W. Carnahan and Wendy M. Carnahan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harshaw Construction, Inc.

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. 2 on the Final Plat of Fred Carnahan Lots, Tinnin Road, of record in Book 8250, page 826, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

BEING part of the same property conveyed to Sam L. Lankford by Warranty Deed from Helen D. Stevens of record in Book 5517, page 862, Register's Office for Davidson County, TN The said Sam L. Lankford having since died and pursuant to The Last Will and Testament of Samuel Lafayette Lankford, Will Book 139, page 211, said property was devised to Anne E. Carnahan. Anne E. Carnahan having since died intestate, a resident of Davidson County, Tennessee, on July 7, 2003, leaving her only heirs-at-law as Fred Bascum Carnahan, Jr., Gary Ray Carnahan, Edwin Orrin Carnahan, Clay W. Carnahan and Wendy M. Carnahan.

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

unimproved ( X )
This is improved ( ) property, known as 2009 Tinnin Road, Goodlettsville, TN 37072
(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 our hand s this 15th day of September 2005

Fred Bascum Carnahan Jr.
Fred Bascum Carnahan, Jr.

Edwin Orrin Carnahan
Edwin Orrin Carnahan

Gary Ray Carnahan
Gary Ray Carnahan

Clay W. Carnahan
Clay W. Carnahan

Wendy M. Carnahan
Wendy M. Carnahan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred Bascum Carnahan, Jr., Gary Ray Carnahan, Edwin Orrin Carnahan, Clay W. Carnahan and Wendy M. Carnahan and Wendy M. Carnahan

the bargainor S, 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 official seal at Goodlettsville, Tennessee, this 16th day of September 2005.

Commission expires 11-25-2006

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 25, 2006

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public