20B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Johnette Y Fort
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October, 2005

Notary Public

MY COMMISSION EXPIRES: 9/22/07

(NOTARY SEAL)

Davidson County DEEDWARR
Recvd: 10/14/05 13:34 3 pgs
Fees:18.00 Taxes:329.30

20051014-0124169

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 104, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnette Y. Fort (NAME)	Bank of America, N.A. (NAME)	MAP 51.01
1013 Due West Avenue North (ADDRESS)	9000 Southside Blvd. (ADDRESS)	PARCELS 85.00 &
Madison, TN 37115 (CITY) (STATE) (ZIP)	Jacksonville, FL 32256 (CITY) (STATE) (ZIP)	040.00

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, Harshaw Construction Co., Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnette Y. Fort, Unmarried

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:

TRACT: I

LAND in Davidson County, Tennessee, being known as Map 51-1, Parcel 40, Assessor's Office for said County, and being more particularly described according to a survey by John B. Kohl, III, dated August 5, 1993, as follows:

BEGINNING at a point in the southerly margin of Due West Avenue North, said point being the common front corner to this property and that tract referenced in Deed Book 5804, page 164,; thence leaving said margin, South 500 feet to a point; thence easterly 108.68 feet to a point; thence continuing along said line, an additional 108.68 feet to a point; thence northerly 144 feet to a point being a common corner to that property conveyed in Book 4019, page 733, said Register's Office; thence with the rear line of said property, westerly 47 feet to a point; thence continuing with said rear line, northwesterly 87 feet to a point; thence northerly 281 feet to a point in the margin of said Avenue; thence with said margin 100 feet to the point of BEGINNING.

Being the same property conveyed to Harshaw Construction Co., Inc. by Warranty Deed from Troy D. Stephens and wife, Sandra Stephens, dated June 23rd, 2005, of record by Instrument No. 20050624-0072980 in the Register's Office for

CONTINUED

unimproved ( )
This is improved (X) property, known as 1013 Due West Avenue North, Madison, TN 37115
(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 12th day of October, 2005

Harshaw Construction Co., Inc.
By: Jerry Harshaw
Jerry Harshaw, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____.

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jerry Harshaw and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Harshaw Construction Co., Inc. the within named bargainor, and corporation, and that he as such President 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 Jerry Harshaw as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville, TN on this the 12th day of October 2005.

My commission expires 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

LEGAL DESCRIPTION CONTINUATION

Davidson County, Tennessee.

TRACT 2:

LAND in Davidson County, Tennessee, being shown as51-01-0 040.00 on Metro Tax Maps and being further described as follows:

BEGINNING at a point located 300 feet, more or less, south of the northwesterly corner of the Stephens property at the margin of Due West Avenue (North), Deed Book 9043, Page 469, Register's Office for Davidson County, Tennessee; thence from said point of beginning, South 200 feet, more or less, to a point; said point being the southwest corner of said Stephens tract; thence West 100 feet, more or less, to a point, common corner with property conveyed in Book 5804, page 164; thence North 200 feet, more or less, to a point; thence, East 100 feet, more or less, to the point of BEGINNING.

BEING the same property conveyed to Harshaw Construction Co., Inc. by Quitclaim Deed from Troy D. Stephens and wife, Sandra Stephens of record by Instrument No. 20050624-0072981, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.