Davidson County DEEDWARR
Recvd: 11/04/05 10:17 2 pgs
Fees:13.00 Taxes:2590.00

20051104-0133792

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $700,000.00

Affiant

Subscribed and sworn to before me, this the 2nd day of November, 2005.

E. Mannix
Notary Public

My commission expires: 11-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James W. Ayers	**James A. Ayers**	**104-14H-031-00-CO**
314 Whitworth Way	**P.O. Box 217**	
Nashville, TN 37205	**Parsons, TN 38363-0217**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Kathleen Elizabeth Harbour and husband, James Huey

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

James W. Ayers

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. 21 on the Plan of Whitworth, Section 1, Phase 3, as of record in Plat Book 7900, Pages 866-868, as amended by Instrument of record in Book 9582, page 834 and Book 10270, page 34, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kathleen Elizabeth Harbour, unmarried by deed from Rochford Realty & Construction, Co., Inc. of record in Book 11617, Page 365, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

By-Laws of Whitworth Homeowner's Association, Inc. of record in Book 8026, Page 335, and amended in Instrument No. 20020812-0097386, Register's Office for said County. By-Laws of Whitworth HOA of record in Book 9567, Page 210, said Register's Office

The Plan of record in Plat Book 7900, Page 866-868, amended in Book 9582, Page 834 and Book 10270, Page 34, said Register's Office.

Declarations of Covenants, Conditions and Restrictions of record in Book 9567, Page 185 and Book 9567, Page 216, Book 9567, Page 259, said Register's Office.

Declarations of Covenants, Conditions and Restrictions in Book 8026, Page 305 and amended in Book 8282, Page 45, said Register's Office. Declaration of Annexation of Whitworth, Section C in Book 10503, Page 139, said Register's Office

Deed of easement as set out in Book 9567, Page 691, said Register's Office

Sewer Easement of record in Book 3573, Page 442, said Register's Office.

Storm Water Detention Agreement of record in Book 10633, Page 334, said Register's Office

Charter of Whitworth Homeowners Association of record in Book 8090, Page 691, amended in Book 8283, Page 523, said Register's Office. Articles of Amendment to the Charter of record in Book 10428, Page 795, said Register's Office

Easement Agreement of record in Book 9778, Page 16, said Register's Office.

Deed of Conveyance to Metropolitan Government of Davidson County of record in Book 10360, Page 307 and Book 10360, Page 372, said Register's Office.

Taxes for the year 2006 and subsequent years, a lien, but not yet due and payable.

This is improved (X) Unimproved (____) property, known as **314 Whitworth Way, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my/our hand(s) this 2ND day of NOVEMBER, 2005.

Kathleen Elizabeth Harbour by J. Hach atty in fact

Kathleen Elizabeth Harbour
By: Joe Hach, Attorney in Fact

James Huey by J. Hach atty in fact

James Huey
By: Joe Hach, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Joe Hach** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-fact **for Kathleen Elizabeth Harbour and James Huey**, the within named bargainor(s), and that he/she as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name **of Kathleen Elizabeth Harbour and James Huey**, the within named bargainor(s) by the said **Joe Hach**, as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 2ND day of NOVEMBER, 2005.

E. Mannix
Notary Public

My Commission Expires: 11-25-06

