BOX 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$7,500.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF **NOVEMBER, 2005.** Notary Public MY COMMISSION EXPIRES: **September 22, 2007** (AFFIX SEAL)

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EDWARD W. MEEK	**SAME**	**72-4-360**
(NAME) **P. O. BOX 290261**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37229-0261**	(ADDRESS)	Davidson County DEEDWARR Recvd: 11/18/05 11:22 2 pgs Fees:13.00 Taxes:27.75
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20051118-0139561

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JASON L. HARPER AND WIFE, ADRIANE M. HARPER** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDWARD W. MEEK** HEREINAFTER CALLED THE GRANTEE, HIS 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. 1, of the re-subdivision of Lots 14 and 27, Country Club Estates, Block "F", as shown on survey and plat of same appearing of record as Instrument #200000929-0096423, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Jason L. Harper and wife, Adriane M. Harper from Travis Prince, unmarried, by deed of record as Instrument #20040921-0113707, Register's Office for Davidson County, Tennessee.

A permanent five (5) foot easement running the entire depth of Lot No. 1's common boundary line with Lot No. 2 is hereby retained by the grantor for the existing driveway which is located on both Lot No. 2 and No. 1.

A temporary easement for a term of one (1) year is hereby granted to Edward W. Meek to permit access to Lot No. 1 (1420 Ardee Ave.) utilizing Lot No. 2's existing driveway (1422 Ardee Ave.) for the purpose of development and construction of a structure(s) as permitted by the Codes department of the Metropolitan Government of Nashville, Davidson County, Tennessee on Lot No. 1. This temporary easement is for the purpose of access only. No right for parking, blocking, or storage of building materials on said driveway or easement area is granted.

This conveyance is subject to all matters as set forth in the Plan of record as Instrument #200000929-0096423, said Register's Office, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved( ) property, known as **1420 ARDEE AVENUE, NASHVILLE, TN 37216**
(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 GRANTEE, his heirs assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 hands this 17th day of November, 2005.

Jason Harper
JASON L. HARPER

Adriane M. Harper
ADRIANE M. HARPER

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 **Jason L. Harper and wife, Adriane M. Harper**, the bargainors, 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 office this 17th day of November, 2005.

My commission expires: **September 22, 2007**

Deborah J. Cohen
Notary Public

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.