Davidson County DEEDWARR
Recvd: 11/18/05 13:44 2 pgs
Fees:13.00 Taxes:259.00
20051118-0139680

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Map & Parcel No.:
Marlea D. Hardin 119 Lakebrink Drive Nashville, TN 37214	Same	096-16-0-A 052.00 CO

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JOSEPH P. MYERS, TRUSTEE (the "Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto MARLEA D. HARDIN (the "Grantee"), her heirs and assigns, a certain tract or parcel of real property located in Davidson County, Tennessee and more particularly described as follows (the "Property").

> Land in Davidson County, Tennessee, being Lot(s) No. 38, as shown on the map entitled First Revision, Phase One, Section Two, Larchwood Planned Unit Development, of record in Plat Book 6200, page(s) 347, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Joseph P. Myers, Trustee by instrument of record in Book 9518, Page 565, said Register's Office.
>
> The Property is improved property known as 119 Lakebrink Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs and assigns forever.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, his heirs and assigns, to warrant and forever defend the title to the Property to the Grantee, her heirs and assign, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

WITNESS the Grantor's hand this 18th day of November, 2005.

Joseph P. Myers, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, Joseph P. Myers, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, in Nashville, Tennessee this 18th day of November, 2005.

Notary Public
My Commission Expires: 11-24-07

DARRELL L. WEST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of the property transferred, whichever is greater, is $70,000.00.

Affiant

Sworn to and subscribed before me this 18th day of November, 2005.

Notary Public
My Commission Expires: 11-24-07

DARRELL L. WEST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

This instrument was prepared by:
Darrell L. West
424 Second Avenue, North
Suite 1400
Nashville, Tennessee 37219