THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $21000.00.

Affiant

Sworn to and subscribed before me this 4 day of January, 2006.

NOTARY PUBLIC

My Commission Expires: 5-28-09

Davidson County DEEDWARR
Recvd: 01/09/06 14:26 2 pgs
Fees:13.00 Taxes:77.70

20060109-0003115

ADDRESS - NEW OWNER
Donald Hardin
320 old Hickory Blvd #105
Nashville, TN 37221

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 81-11
Parcel 379

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Andrea Thomas**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Donald Hardin**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being the north 25 feet of Lot No. 274 and the south 12 ½ feet of Lot No. 275 on the Map of D. T. McGavock and others Addition, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said parts of said lots front together 37 ½ feet on the westerly side if 14th Avenue, North, and run back between parallel lines 170 feet to an alley.

Being the same property devised to Henry Bishop by will from Elsie K. Randolph, of record in Will Book 152, page 840, Probate Clerk's Office for Davidson County, Tennessee, and also of record in Book 7106, page 568, Register's Office for Davidson County, Tennessee, the said Henry Bishop having since died intestate, leaving as his only heir-at-law, his daughter, Andrea Thomas.

The above-described property is not the place of usual residence of the grantor, Andrea Thomas.

This is improved property known as 1613 14th Avenue, North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind myself, my heirs, assigns 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 my hand this 4th day of January, 2006.

ANDREA THOMAS

State of Minnesota)
County of Ramsey)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Andrea Thomas**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 4th day of January, 2006.

NOTARY PUBLIC

My Commission Expires: 1/31/09

Douglas Brian Petty
NOTARY PUBLIC - MINNESOTA
MY COMMISSION
EXPIRES JAN. 31, 2009