WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/07/06 13:14 3 pgs
Fees:18.00 Taxes:527.99

20060207-0015173

DEANIE L. GREGORY
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 $ 142,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF February, 2006

Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan A. Harris	First National Bank of Arizona	MAP 53-3
(NAME)	(NAME)	
1208 Overton Street	113840 Ballantyne Corp. Pl.#200	PARCEL 73
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Charlotte, NC 28277	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Jacki L. Pick

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

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:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows to-wit:

Lot 28, Section B, Village of Old Hickory, as shown on plat of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jacki L. Pick, unmarried by Warranty Deed dated October 28, 2004 from Rebecca Holden Loden, unmarried, of record in Instrument No. 20041102-0132101, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES (COUNTY) FOR THE YEAR 2006 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THE PLAN OF VILLAGE OF OLD HICKORY, SECTION B, OF RECORD IN PLAT BOOK 1424, PAGE 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH SHOWS AN OWNER'S CERTIFICATE, CERTAIN NOTES, EASEMENTS AND BUILDING SETBACK LINES, IF ANY, AS MAY BE SET FORTH THEREIN; SUBJECT TO EASEMENT FOR CERTAIN RIGHTS-OF-WAY AS SET OUT IN DEED FROM NASHVILLE INDUSTRIAL CORPORATION TO DUPONT FIBER SILK COMPANY, OF RECORD IN BOOK 626, PAGE 556, SAID REGISTER'S OFFICE; SUBJECT TO EASEMENT FOR RIGHTS-OF-WAY FOR TELEPHONE LINES GRANTED TO CUMBERLAND TELEPHONE AND TELEGRAPH COMPANY BY DEED FROM NASHVILLE INDUSTRIAL CORPORATION OF RECORD IN BOOK 662, PAGE 743, SAID REGISTER'S OFFICE; SUBJECT TO A PUBLIC UTILITY EASEMENT AND WATER, SEWER, ELECTRIC AND TELEPHONE LINES AND CABLES, AS SHOWN ON PLAN IN BOOK 1424, PAGE 67, AND REFERRED TO IN THE "NOTES" ON SAID PLAN, WHICH ARE RESERVED AND RIGHTS WITH REFERENCE THERETO ARE FIXED IN DEED FROM

CONTINUED

unimproved ( )
This is improved (X) property, known as 1208 Overton Street, Old Hickory, TN 37138
(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 2nd ~~xxxxx~~ XXXXX J. P. day of February, 2006

Jacki L. Pick

STATE OF ~~TENNESSEE~~ Virginia J.P.

COUNTY OF ~~DAVIDSON~~ Arlington J.P.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacki L. Pick

the bargainor _____, 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 at ~~Nashville~~ Arlington Virginia ~~TENNESSEE~~, this ~~13th~~ 2nd day of February, 2006.

Commission expires ~~March 25, 2006~~ 9-30-09

Notary Public

Douglas A. Hoekstra

STATE OF ~~TENNESSEE~~

COUNTY OF Arlington

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

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

E.I. DU PONT DE NEMOURS AND COMPANY TO FOUNT P. WATSON AND WIFE, OF RECORD IN BOOK 1976, PAGE 568, SAID REGISTER'S OFFICE; SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN DEED FROM E.I. DU PONT DE NEMOURS AND COMPANY TO FOUNT P. WATSON AND WIFE, DATED MAY 23, 1951, FILED JUNE 11, 1951, AND RECORDED IN BOOK 1976, PAGE 568, AS MODIFIED BY AN INSTRUMENT DATED AUGUST 23, 1955, FILED AUGUST 26, 1955 AND RECORDED IN BOOK 2447, PAGE 151, SAID REGISTER'S OFFICE.