WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/05/06 09:26 2 pgs
Fees:13.00 Taxes:244.20
20060405-0038795

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$66,000.00.**

Susie A. Harris
Affiant

Subscribed and sworn to before me this 31 day of March 2006

Notary Public
My Commission expires: 3/31/06
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Susie A. Harris	SAME	81-14-0-152.00
2433 Underwood Street		
Nashville, TN 37208		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Tracy L. Ward, individually as Sole Heir-at-law of Naomi L. Hill; and Tracy L. Ward, Executrix of the Estate of Naomi L. Hill, Probate No. 03P-452,,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Susie A. Harris and William Harris, wife and husband,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 23 on the plan of Fisk Park, of record in Book 2331, page 114, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 23 fronts 49.4 feet on the westerly side of Underwood Street and runs back between lines 125.5 feet on the northerly line and 123.2 feet on the southerly line to a dead line in the rear on which it measures 61 feet.

Being the same property conveyed to Dan Henry Hill and wife, Naomi Hill, by deed from Ajax Development Company, on October 4, 1956, of record in Book 2596, page 485, Register's Office for Davidson County, Tennessee. The said Dan Henry Hill having since died leaving property to Naomi Hill by right of Survivorship. The said Naomi Hill also having since died leaving property to Tracy L. Ward by Will, Probate No. 03 P-452 (Estate closed on May 13, 2004), said Register's Office.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 81-014-0-152.00.
- Subject to all matters as shown on the Plan of record in Book 2331, page 114, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2499, page 171, Register's Office for Davidson County, Tennessee.
- Easement Deed for Drainage of record in Book 4179, page 992, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2433 Underwood Street, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 31, 2006.

Tracy L. Ward
Tracy L. Ward, individually
as Sole Heir-at-Law of Naomi L. Hill

Estate of Naomi L. Hill, Probate No. 03P-452

BY: Tracy L. Ward
Tracy L. Ward, Executrix

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tracy L. Ward** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 31, 2006

My commission expires 8/20/06

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

On this 31st day of March, 2006, before me, appeared **Tracy L. Ward,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the **Executrix** of **Estate of Naomi L. Hill**, and that the seal affixed to said instrument is the corporate seal of said estate, and that said instrument was signed and sealed in behalf of said estate by authority her Last Will and Testament and said **Tracy L. Ward,** acknowledged said instrument to be the free act and deed of said estate.

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 8/20/06

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY