Davidson County DEEDWARR
Recvd: 07/13/06 13:34 2 pgs
Fees:13.00 Taxes:166.50

20060713-0084525

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $45,000.00

Jack Davis
Affiant

Subscribed and sworn to before me, this 25th day of April, 2006.

Notary Public
My commission expires: 9-14-09

02-0604-44751

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jack Davis	NEW OWNER	043-12-0-016.00
1071 North Dupont Avenue		
Madison TN 37115		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kimberlee Sue Harris, Married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jack Davis, hereinafter called the Grantees, their successors 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 part of Lot No. 1 of the Eller-Vandiver Subdivision, Block A, of an unrecorded plan of a recorded plan in Book 1130, Page 37, Register's Office for said County, known as the Anderson Estates.

Said Lot is a Triangular lot measuring 155 feet on the river front to a point; thence approximately 228 feet on DuPont Avenue; thence eastwardly approximately 200 feet to the beginning

Being the same property conveyed to Kimberlee Sue Harris by deed from Peggy Joyce Burgess, dated August 14, 2002, of record in Instrument No. 20020823-0102014, Register's Office for Davidson County, Tennessee. Jesse Harris, spouse of vested owner, joins in the execution of this instrument to convey any marital interest he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1071 North Dupont Avenue, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 19th day of April, 2006.

Kimberlee Sue Harris Jesse Harris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kimberlee Sue Harris and Jesse Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 25th day of April, 2006.

State of Tennessee at Large

My Commission expires 9/8/09