Davidson County DEEDWARR
Recvd: 08/25/06 15:36 2 pgs
Fees:13.00 Taxes:1990.60

20060825-0105508

RECORD AND RETURN TO:
AMERICAN TITLE COMPANY, INC.
925 INDUSTRIAL DRIVE
OLD HICKORY, TN 37138

WARRANTY DEED

BARBARA BLACK STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. NOV. 14, 2009 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 538,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 18th day of August, 2006

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
AMERICAN TITLE CO., INC., 925 INDUSTRIAL DRIVE, OLD HICKORY, TN 37138

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shirley Jeanne Ebanks		**42-11-137.00**
613 W Old Hickory Blvd	**New Owner**	**42-11-72.00**
Madison, TN 37115		

FOR AND IN 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,

Jerry C. Harlan and wife, Wanda G. Harlan

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

Shirley Jeanne Ebanks, unmarried

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:

PARCEL 1
LAND in Davidson County, Tennessee, being Lot 4, Harlan Heights, as shown on plat of record in Instrument No. 20050830-0103631, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Jerry C. Harlan and wife, Wanda G. Harlan, dated 07/02/1980, by Warranty Deed from Mrs. E. W. Benson, a widow, and filed for record on 07/30/02, in Book 5620, page 741, in the Register's Office for Davidson County, Tennessee.

PARCEL 2
LAND in Davidson County, Tennessee, being Lot No. 14 of Block "B" on the Map of Marthonna, not of record, described according to a copy of a survey thereof made in December, 1937, by J. A. Mefford, Surveyor as follows:

Lot No. 14 fronts 25 feet on the South side of Hall's Lane Section of Old Hickory Boulevard and runs back between parallel lines 244.9 feet on the westerly line and 244 1/2 feet on the easterly line to a dead line, being 25 feet thereon. The northwesterly corner of said Lot No. 14 is 300 feet as measured along the southerly line of Old Hickory Boulevard in an easterly direction from Marthonna Road West.

Included but specifically excluded from the above-described property is that property taken by Final Consent Decree in Case No. B-15115 out of the 6th Circuit Court for Davidson County, Tennessee, and recorded in book 4927, page 736, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Jerry C. Harlan and wife, Wanda G. Harlan, dated 08/12/02, by Warranty Deed from Filbert J. Martocci, Jr., an unmarried person, and filed for record on 09/11/02, in Instrument Number 20020911-0110492, and Re-recorded on 11/20/02 in Instrument Number 20021120-0143958, in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **613 W. Old Hickory Blvd, 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 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 our hands this 18th day of August, 2006.

Jerry C. Harlan

Wanda G. Harlan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jerry C. Harlan** and wife, **Wanda G. Harlan** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee, this 18th day of August, 2006.

Commission Expires: _____

BARBARA BLACK STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. NOV. 14, 2009 DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of August, 2006, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____ , Tennessee, this _____ day of August, 2006.

My commission expires:_____

Notary Public