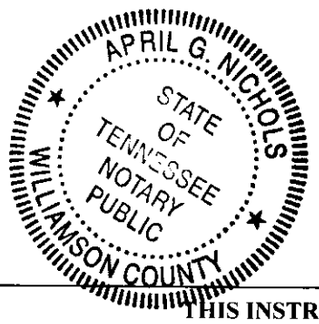
File No. 261200019

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Angie McClanahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF ~~JANUARY~~ February, 2007

April G Nichols
Notary Public

MY COMMISSION EXPIRES: 6-26-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terrence Harris	Terrence Harris	082-04-0-091.00
(NAME)	(NAME)	
1009 N. 5th Street	2952 River Court	Davidson County DEEDWARR Recvd: 03/02/07 12:46 2 pgs Fees:13.00 Taxes:92.50 20070302-0025987
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CAROLYN WALKER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERRENCE HARRIS**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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 all of Lot No. 122, on the Plan of Subdivision of McFerrin Lands, Wills, Sharpe and Crutchers Add., as shown by plat appearing of record in Plat Book 57, Page 82, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Charles Walker by Final Decree Confirming Sale dated February 6, 2004 of record in Instrument # 20040224-0020978, Register's Office for Davidson County, Tennessee. The said Charles Walker having died testate on June 17, 2005 devising said property to Carolyn H. Walker by Last Will and Testament of Charles B. Walker, Sr. of record in Instrument # XXXXXXXX and by Affidavit of Inheritance of record in Instrument # 20060718-0086102, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plan of record in Plat Book 57, Page 82; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Dale Hardison and Pamela B. Hardison,{ OrdDPSell1.1_3_0_0 } hereby join in this conveyance for the purpose of conveying to the Grantee any and all interest that they may have in said property.

unimproved ☐

This is improved ☒ property, known as 1009 N. 5th Street, Nashville, TN 37207
(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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs 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 our hands this 28 day of ~~January~~ February, 2007.

Dale Hardison

Carolyn Walker

Pamela B. Hardison

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 Carolyn Walker the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 28 day of ~~January~~ February 2007

Commission expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

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 Dale Hardison and Pamela B. Hardison the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28 day of ~~January~~ February 2007.

Commission expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

File Number: 261200019

RETURN TO:

Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129