WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$124,095.00**

Melissa Woodward
AFFIANT

Davidson County DEEDWARR
Recvd: 05/14/07 15:25 2 pgs
Fees:13.00 Taxes:459.15
20070514-0057692

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 7th DAY OF MAY, **2007.**

LISA M. WASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

NOTARY PUBLIC

MY COMMISION EXPIRES 3/21/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 CUDE LANE, MADISON, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
BIRDIE ANDERSON	**SAME**	**070.09-0-138.00**
2215 KIRK AVENUE		
NASHVILLE, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF **$124,095.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JEANETTE MARIE HARRIS, A SINGLE WOMAN

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

BIRDIE ANDERSON, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1

A tract of land in Davidson County, Tennessee, described according to a copy of a survey thereof made by J. Ralph Roberson, Jr. July 23, 1987 as follows:

Being at an iron pin in the westerly margin of Powell Lane near its south terminus at the southeast corner of the land, conveyed said land conveyed to Jeanette Marie Harris by Quitclaim Deed from Jeanette Marie Harris and William James Harris, Jr. dated 07/12/05 and filed for record on 07/12/05, in Instrument # 20050713-0080993, said Register's Office for Davidson County, Tennessee; said Register's Office; thence with Resha's east line south 13th degree 30' west 90 feet to an iron pin in a fence line; thence along said fence south 88 degree east 212 feet to an iron pin at the corner of an old stone wall fence, being the southwest corner of the tract conveyed to Ada Mae Harris by deed in Book 7224, page 395, said Register's Office; thence along Powell west line along said stone wall north 17 17 degree west 13.8 feet to the point of beginning.

Tract 2
A tract of land in Davidson County, Tennessee, described according to a copy of a survey thereof made by J. Ralph Roberson, Jr. July 23, 1987 as follows:

Being at an iron pin in the westerly margin of Powell Lane near its south terminus at the southeast corner of the land, conveyed said land conveyed to Jeanette Marie Harris by Quit Claim Deed from Jeanette Marie Harris and William James Harris, Jr. dated 07/12/05 and filed for record 07/12/05, in Instrument # 20050713-0080993, said Register's Office for Davidson County, Tennessee; said Register's Office; thence with Resha's east line south 13th degree 30' west 91 feet to an iron pin in a fence line; thence along said fence south 88 degree east 196 feet to an iron pin at the corner of an old stone wall fence, being the southwest corner of the tract conveyed to Ada Mae Harris by deed in Book 7224, page 395, said Register Office; thence along Powell west line along said stone wall north 5 degrees 45 east 125 feet to an iron pin in the margin of Powell Lane.

Being a part of the same property conveyed to Jenette Marie Harris by QuitClaim Deed from Jeanette Marie Harris and William James Harris, Jr. dated 07-12-05 and filed for record 07-12-05, in Instrument No. 20050713-0080993, said Register's Office for Davidson County, Tennessee.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

This ( )Unimproved
(X) Improved property is known as: **2215 KIRK AVENUE**
NASHVILLE, TN 37218

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 not 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 ever 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 7th day of **MAY, 2007**

Jeanette Marie Harris

JEANETTE MARIE HARRIS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JEANETTE MARIE HARRIS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of **MAY, 2007**.

LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

NOTARY PUBLIC

(SEAL) My Commission expires: 3/21/11