Davidson County DEEDWARR
Recvd: 07/10/07 11:49 2 pgs
Fees:13.00 Taxes:1211.75

20070710-0082118

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45365 FILE BOX "7"

WARRANTY DEED

ALAN L. SHAFFORN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,500.00.

Marion C. Harper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2007.

Notary Public

MY COMMISSION EXPIRES: 7/24/07

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marion C. Harper	SAME AS NEW OWNER	104-5-352
303 West End Place		
Nashville, TN, 37205		

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, I/WE,

Robert Dunavant and wife, Melanie D. Dunavant

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

Marion C. Harper and wife, Nancy P. Harper

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:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 269 on the map of Richland Realty company's Second Subdivision, Division "B", of record in Book 332, page 92, Register's Office for Davidson County, Tennessee, also being part of Lot No. 269 in the Richland Realty Company's First Addition to Subdivision "B", plan of record in Book 332, page 174, said Register's Office, described according to a survey made by John Wilkes, Civil Engineer, April 1, 1929, as follows:

Beginning on the westerly margin of Park Circle at a point 130 feet north of the northerly margin of Central Avenue; thence with the westerly margin of said Circle, northwardly 45 feet to the corner of Lots No. 269 and 270; thence with the line between said two lots, westwardly 134 feet to the corner of Lots No. 268 and 269; thence with the line between Lots No. 268 and 269, southwardly 43 feet; thence eastwardly 127.8 feeet to the beginning.

Being the same property conveyed to Robert Dunavant and wife, Melanie D. Dunavant by Warranty Deed from Christopher Wade Cardwell and wife, Marcie A. Cardwell of record in Instrument Number 20050627-0073501, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 303 West End Place, Nashville, TN 37205

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 my/our hand(s) this 9th day of July, 2007

Robert Dunavant

Melanie D. Dunavant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Robert Dunavant and wife, Melanie D. Dunavant, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of July, 2007

Notary Public

My Commission Expires: 7/24/2010

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006