File No. 280100124

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/14/08 10:25 2 pgs
Fees:13.00 Taxes:444.00
20080214-0014813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$120,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dalena Wilcox	~~Dal~~ First National	**Map 60.14**
(NAME)	Bank of America (NAME)	**Parcel 18.00**
2428 Monticello Dr	241 E. Saginaw Hwy	
(ADDRESS)	(ADDRESS)	
Nashville TN 37207	East Lansing MI 48823	
(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(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kim Harris and husband, Jess Harris

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dalena L. Wilcox, a single woman

HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the North by the Jack A. Oman etal Property as of record in Instrument No. 20061229-0160897, said Register's Office, bounded on the East and South by the Bellsouth Mobility, Inc. Property as of record in Deed Book 9356, Page 6, said Register's Office, bounded on the West by the Easterly margin of Brick Church Pike and being more particularly described as follows, to-wit: BEGINNING at an iron pin set, said point being the Southwest corner of the Jack A. Oman, etal property as of record in Instrument No. 20061229-0160897 in the Register's Office for Davidson County, Tennessee, and being the Northwest corner of the tract herein described; thence, a common line with the Jack A. Oman, etal Property as of record in Instrument No. 20061229-0160897 in said Register's Office, North 80 degrees 10 minutes 54 seconds East, 262.32 feet to an iron pin set; thence, a common line with the BellSouth Mobility, Inc. property as of record in Deed Book 9356, Page 6, said Register's Office, South 12 degrees 2 minutes 32 seconds East, 111.00 feet to an existing iron pin; thence, continuing with said property, South 58 degrees 38 minutes 46 seconds West, 208.30 feet to an iron pin in the Easterly margin of Brick Church Pike; thence, with said margin, North 31 degrees 46 minutes 29 seconds West, 117.96 feet to the beginning of a curve to the right; thence, with said curve, having a central angle of 3 degrees 25 minutes 31 seconds, a radius of 1,390.39 feet, a length of 83.12, a tangent of 40.71 feet, and a chord bearing and distance of North 30 degrees 03 minutes 44 seconds West, 83.11 feet to the point of beginning, containing 35,668 sq. ft. or 0.82 Acres, more or less, as surveyed by Southern Precision Land Surveying, P. O. Box 220, Pegram, TN 37143, Tennessee Registered License No. 2256, dated January 13, 2007.

Subject to a 25 foot Ingress/Egress Easement on the North side of said property which is of record in Deed Book 7400, Page 732, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kim Harris by Quitclaim Deed dated August 17, 2006, from Jess Harris of record by Instrument No. 20070206-0015618, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

* Jess Harris joins in this conveyance to relinquish any and all right marital, or otherwise, which he may have in the herein described property, by virtue of his marriage to Kim Harris.

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.

unimproved X

This is improved property, known as **0 Brick Chruch Pike, 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(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 **8th day of February, 2008.**

Kim Harris

Jess Harris

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 **Kim Harris and husband, Jess Harris** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this **8th day of February, 2008.**

Commission expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

Notary Public

File Number: 280100124

RETURN TO:
AmTitle & Escrow
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Goodlettsville, TN 37072