WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/24/08 14:58 2 pgs
Fees:13.00 Taxes:140.60
20081024-0106737

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 12-21-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS J. DRAKE JR.	- Same -	MAP 92-09 PARCEL 259
(NAME)	(NAME)	
305 14TH AVENUE NORTH		
(ADDRESS)		
NASHVILLE, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ROSALYN BORDEN, NOW BEING ROSALYN BORDEN-HARRIS, by and through CAROLYN THOMPSON, Attorney in Fact, and husband, JARVIS HARRIS, by and through Carolyn Thompson, Attorney in Fact,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS J. DRAKE JR., married,** 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 Lot No. 107A , Zone Lot Division of Lots 107 and 108, W.R. Wilson Subdivision, as in Book 6200, page 730, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Rosalyn Borden by deed dated 7/4/04 of record in Instrument No. 20040714-0083846, Register's Office for Davidson County, Tennessee; the said Rosalyn Borden having since married now being Rosalyn Borden-Harris.

Carolyn Thompson executes this instrument as attorney in fact for Rosalyn Borden-Harris pursuant to power of attorney of record in Instrument No. 20081024-0106734, Register's Office for Davidson County, Tennessee.

Jarvis Harris joins in this conveyance for the purpose of conveying any right, title or interest which he may have, marital or otherwise, in and to subject property.

Carolyn Thompson executes this instrument as attorney in fact for Jarvis Harris pursuant to power of attorney of record in Instrument No. 20081024-0106735 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 411A 35TH AVENUE NORTH, NASHVILLE, Tennessee 37209
(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 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 23rd DAY OF OCTOBER, 2008.

Jarvis Harris
JARVIS HARRIS

Rosalyn Borden-Harris
ROSALYN BORDEN-HARRIS

Carolyn Thompson AIF
BY: CAROLYN THOMPSON, ATTORNEY IN FACT

Carolyn Thompson AIF
BY: CAROLYN THOMPSON, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, CAROLYN THOMPSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and further acknowledged that she is the Attorney In Fact for ROSALYN BORDEN-HARRIS and is authorized by ROSALYN BORDEN-HARRIS to execute this instrument on her behalf.

WITNESS my hand and official seal this 23rd day of October, 2008

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

NOTARY PUBLIC

My Commission expires: 12-21-2011

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, CAROLYN THOMPSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and further acknowledged that she is the Attorney In Fact for JARVIS HARRIS and is authorized by JARVIS HARRIS to execute this instrument on his behalf.

WITNESS my hand and official seal this 23rd day of October, 2008

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

NOTARY PUBLIC

My Commission expires: 12-21-2011