Davidson County DEEDWARR
Recvd: 02/27/09 09:40 2 pgs
Fees:13.00 Taxes:1221.00
20090227-0017200

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$330,000.00.** Affiant Subscribed and sworn to before me, this the 25th day of February, 2009. Notary Public My commission expires: 3/22/09 (AFFIX SEAL)

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William B. Harwell **Lynne M. Harwell**	**New Owners**	**Map 091-15 Parcel 240.00**
5010 Dakota Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Elizabeth Clark Rose, now known as Elizabeth Clark Rose Bivens, married

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

William B. Harwell and wife, Lynne M. Harwell

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 part of Block No. 17 of the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the Northeast corner of 51st Avenue North and Dakota Avenue; thence Eastwardly 60 feet along the margin of Dakota Avenue; thence between parallel lines 150 feet to an alley, one of the parallel lines being the margin of 51st Avenue North.

Being the same property conveyed to Elizabeth Clark Rose, a single woman, by Deed from Linda F. Burnsed, a single woman of record in Instrument No. 20050214-0016207, Register's Office for Davidson County, Tennessee. The said Elizabeth Clark Rose, having since married and is now known as Elizabeth Clark Rose Bivens.

John Brian Bivens, spouse of the above named Elizabeth Clark Rose Bivens, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **5010 Dakota Avenue, Nashville, TN 37209**

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 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 **25th** day of **February, 2009.**

Elizabeth Clark Rose
Elizabeth Clark Rose

Elizabeth Clark Rose Bivens
n/k/a Elizabeth Clark Rose Bivens

John Brian Bivens
John Brian Bivens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Elizabeth Clark Rose Bivens and John Brian Bivens,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **February, 2009.**

Notary Public

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09