File Box 9B
First Title & Escrow Co., Inc.
2000 Richard Jones Rd. #110
Nashvill, TN 37215
#28667

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20090035098 DEEDWARR Recvd: 05/28/09 11:46 2 pgs Fees:13.00 Taxes:3163.50 20090528-0048967	The actual consideration or value, whichever is greater, for this transfer is **$855,000.00** Affiant Subscribed and sworn to before me, this the 16th day of June, 2009. Notary Public My commission expires: (AFFIX SEAL)

BETH M. BROCK
STATE
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 18, 2013

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
Clark Elam Harwell	NEW OWNER	**Map 117-05-0 Parcel 091.00**
3514 Hampton Ave.		
Nashville, Tennessee 37215		

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,

John Denson, Trustee, John Denson Revocable Living Trust Agreement dated March 30, 2009

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

Clark Elam Harwell, married

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 easterly 50 feet of Lot No. 3 and the westerly 85 feet of Lot No. 4 on the Map of a Subdivision of Sharber's Home Tract, not of record, described according to a survey made by W.B. Southgate, Surveyor, as follows:

BEGINNING on the northerly margin of Hampton Avenue at a point 232 feet 6 inches East of the easterly margin of Bowling Avenue, said point being the Southeast corner of the property conveyed to P.H. Reynold and wife, Rena B. Reynold, by Deed from Kate T. Sharber, of record in Book 1101, Page 204, Register's Office for said County; thence, with said Reynolds' easterly line, northwardly 250 feet to the southerly line of Lots Nos. 7 and 6 eastwardly 135 feet to a point 5 feet West of the corner of Lot Nos. 4 and 5; thence, southwardly and parallel with the line between Lot Nos. 4 and 5, 250 feet to the northerly margin of Hampton Avenue; thence, with said Avenue, westwardly 135 feet to the BEGINNING.

BEING the same property conveyed to John L. Denson, IV and wife, Deborah E. Denson, by Warranty Deed from Robert L. Poe, Executor of the Vivian Kerr McSwain Estate, of record in Book 9020, Page 430, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of record in File No. 07D-1642, Fourth Circuit Court for said County. Said property was further conveyed to John L. Denson, IV, unmarried, by Quitclaim Deed from Deborah E. Denson, unmarried, of record in Instrument No. 20080319-0027469 and further conveyed to John Denson, Trustee, John Denson Revocable Living Trust Agreement dated March 30, 2009 by Quitclaim Deed from John L. Denson, IV, of record in Instrument No. 20090409-0032482, Register's Office for Davidson County, Tennessee.

John Denson and John L. Denson, IV are one and the same person.

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 **3514 Hampton Ave., Nashville, Tennessee 37215**

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 **26th** day of **June, 2009.**

John Denson, Trustee, John Denson Revocable Living Trust Agreement dated March 30, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **John Denson, Trustee, John Denson Revocable Living Trust Agreement dated March 30, 2009,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **June, 2009.**

Notary Public

My Commission Expires: 3/7/2011

JENNIFER JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.