B0436

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090073317 DEEDWARR
Recvd: 10/28/09 13:54 2 pgs
Fees:13.00 Taxes:647.50
20091028-0099540

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $175,000.00.

Affiant

Subscribed and sworn to me on October 27, 2009.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24221SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Henry G. Higginbotham Barbara Dianne Ladd Higginbotham 912 Acklen Avenue Nashville, TN 37203	1105 South Douglas Nashville, TN 37204	105-09-382

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Joseph Harris and wife, Caroline Harris, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Henry G. Higginbotham and wife, Barbara Dianne Ladd Higginbotham, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly half of the easterly half of Lot No. 31 in Waverly Land Company's Plan of Lots of record in Book 57, page 95, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 31 fronts 50 feet on the northerly side of Acklen Avenue, formerly Prospect Avenue, and extends back northwardly 225 feet to an alley, measuring 36 1/4 feet thereon.

Being the same property conveyed to Joseph Harris and wife, Caroline Harris, by Deed from Kathleen A. Culver and husband, Howard M. Switzer, of record as Instrument No. 20011206-0134527 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2009 Davidson County taxes which have been paid by the Grantors and subsequent years assumed by the Grantees; and
2. Subject to matters shown on plan of record in Book 57, page 95, in the Register's Office for Davidson County, Tennessee.
3. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 912 Acklen Avenue, Nashville, TN 37203.

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 GRANTORS does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 on October 27, 2009.

Joseph Harris

Caroline Harris

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 27, 2009, before me personally appeared Joseph Harris and Caroline Harris to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on October 27, 2009.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

My Commission Expires: