Prepared By & Return To:
Tennessee Title Services, LLC
8005 Church Street E., Suite 216
Brentwood, TN 37027
09-0815

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 250,000.00

Affiant

BILL GARRETT, Davidson County
Trans:T20100000466 DEEDWARR
Recvd: 01/05/10 09:10 2 pgs
Fees:13.00 Taxes:925.00
20100105-0000649

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE30th day of December ,2009

Notary Public
Commission Expires: 5-2-11

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Caroline R. Harris	Caroline R. Harris	117-08-0-180.00
1505 Clayton Avenue	1505 Clayton Avenue	
Nashville, TN 37212	Nashville, TN 37212	

WARRANTY DEED

FOR AND IN 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, I/WE,

Timothy L. Higdon, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Caroline R. Harris and husband, Joseph L. Harris

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Map Showing Subdivision of the North Part of the Land Conveyed by C.D. Compton to George W. Harding & Wife, of record in Book 547, page 72, Register's Office for said County.

Said Lot No. 1 fronts 54 feet on the southerly margin of Clayton Avenue and extends back 175.2 feet on the easterly line and 185 feet on the westerly line to an alley in the rear, measuring 54.88 feet thereon.

Being the same property conveyed to Timothy L. Higdon, a single person, by Warranty Deed from Nancy Higdon Sloan, also known as Nancy Katherine Sloan, Thomas J. Higdon, and Helen B. Geldrich, heirs at law to the estate of Helen Gatlin Higdon, dated 7-30-92 and recorded 8-5-92 in Book 8695, page 150, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1505 Clayton Avenue Nashville, TN. 37212.

The GRANTOR makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantee acquires said land and improvements in an "AS IS" condition.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

12/30/09

Timothy L. Higdon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy L. Higdon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of December, 2009.

Tracey Perry
Notary Public

Commission Expires: 5-2-11

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY