BILL GARRETT, Davidson County
Trans:T20100015816 DEEDWARR
Recvd: 03/18/10 09:54 2 pgs
Fees:13.00 Taxes:2.07
20100318-0020277

This instrument prepared by:
Lee & Lee Attorneys at Law, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

Address New Owner:
Joseph A. Harding
3108 Dell Drive
Hermitage, TN 37076

Send Tax Bill to:
c/o Katie M. Abernathy
301 Raywood Court
Nashville, TN 37211

Mortgagee:
None

Map: 163.00
Group:
Parcel: 144.00

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LEE AND LEE ATTORNEYS AT LAW, P.C. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shirley Allison**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey an undivided **one-tenth interest** in the herein described property unto **Joseph H. Harding and Steven W. Harding**, as tenants in common, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being a triangular shaped tract of land bounded on the north by Mount View Road, bounded on the south by CSX Transportation railroad, and bounded on the west by Chung. This property is currently known as Parcel 16300014400, Tax Assessor's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to John M. Morgan and wife, Beulah N. Morgan by deed from John M. Morgan dated December 15, 1959 of record in Book 2997, Page 304, Register's Office of Davidson County, Tennessee. The said John M. Morgan died in November 27th, 1970 leaving Beulah N. Morgan as his sole surviving heir. Beulah N. Morgan died testate November 14th, 2008. Her Last Will and Testament has been duly probated in the Probate Court of Davidson County, Tennessee. The Last Will and Testament of Beulah N. Morgan devised her estate as follows: one-fifth to Hugh Wade Morgan, one-fifth to John Hubbard Morgan, one-fifth to Katie Mai Abernathy, one-fifth to be divided equally between the heirs of Lillie Marie Harding (the herein named grantees are the sole heirs of Lillie Marie Harding), one-tenth to Michael Johnson and one-tenth to Shirley Allison.

Steven W. Harding and Stephen W. Harding are one and the same person.

This is unimproved property. Possession is to be given date of deed.

THIS CONVEYANCE is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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

Grantor does covenant with the said Grantees that she is lawfully seized and possessed of a one-tenth interest said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out.

Grantor does further covenant and bind herself, her 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.

Witness our hands this the 12th day of March, 2010.

Shirley Allison

Shirley Allison

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, **Shirley Allison**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 12 day of March, 2010.

JENNIFER GENTRY-SALLEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 3, 2012

Jennifer Gentry-Sallee

NOTARY PUBLIC
My commission expires: 9/3/2012

STATE OF TENNESSEE

COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $ **560.00**.

JENNIFER GENTRY-SALLEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 3, 2012

Joseph N. Hardin

AFFIANT

Subscribed and sworn to before me this 12 day of March, 2010.

Jennifer Gentry-Sallee

NOTARY PUBLIC
My Commission Expires: 9/3/2012