WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MY COMMISSION EXPIRES May 08, 2012

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JERRY HARSHAW	SAME	
	(NAME)	
2009 TININ ROAD		007-00-0-111.00
(ADDRESS)	(ADDRESS)	
GOODLETTSVILLE, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we TERRY HACKNEY, PERSONAL REPRESENTATIVE UNDER THE WILL OF COY MAX McEWEN, DECEASED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JERRY HARSHAW, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 1, AS SHOWN ON THE MAP ENTITLED THE FINAL PLAT OF FRED CARNAHAN LOTS, TINNIN ROAD, OF RECORD IN PLAT BOOK 8250, PAGE 826, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO COY MAX MCEWEN, BY DEED FROM FRED B. CARNAHAN, JR. AND WIFE, ANNE CARNAHAN, OF RECORD IN BOOK 10678, PAGE 240, DATED NOVEMBER 3, 1997, SAID REGISTER'S OFFICE, THE SAID COY MAX MCEWEN HAVING SINCE DIED ON JUNE 12, 2008 AND BY HIS LAST WILL AND TESTAMENT OF RECORD IN VOLUME NO. 09P-807, DAVIDSON COUNTY PROBATE COURT CLERK'S OFFICE, AND BY ORDERS DATED NOVEMBER 24, 2009 & APRIL 8, 2010, PERSWONAL REPRESENTATIVE,TERRY LYNN HACKNEY, IS AUTHORIZED TO SELL SAID PROPERTY.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2005 Tinnin Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 15th day of April, 2010.

TERRY LYNN HACKNEY, PERSONAL REPRESENTATIVE UNDER THE WILL OF COY MAX McEWEN, DECEASED

BILL GARRETT, Davidson County
Trans:T20100027315 DEEDWARR
Recvd: 05/06/10 14:52 2 pgs
Fees:13.00 Taxes:462.50

20100506-0034761

WARRANTY DEED
(Continued)

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry Lynn Hackney, Personal Representative under the will of Coy Max McEwen, Deceased, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2010.

Mary Birthright
Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072