BILL GARRETT, Davidson County
Trans:T20150078849 DEEDWARRSP
Recvd: 09/16/15 15:31 2 pgs
Fees:13.00 Taxes:216.45
20150916-0094104

THIS INSTRUMENT PREPARED BY:
JOHN A. BEAM, III
Attorney at Law
709 Taylor Street
PO Box 280240
Nashville, Tennessee 37228

FROM: LaDevia Davis ("GRANTOR")

TO: James R. Davis, Trustee, of Elease B. Harris Development Trust ("GRANTEE")

NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
James R. Davis, Trustee 2140 Burns Street Nashville, Tennessee 37216	James R. Davis, Trustee PO Box 70608 Nashville, Tennessee 37207	072 11 0 240.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100s Dollars ($10.00) cash in hand paid, LaDevia Davis, has bargained and sold, and by these presents does transfer and convey unto James R. Davis, Trustee, and his successors in Trust of the Elease B. Harris Development Trust, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot. No. 76 on the Map of W. J. Myers Subdivision, of record in Book 332, Page 66, Registers's Office for Davidson County, Tennessee.

Said Lot No. 76 fronts 50 feet on the west side of Burns Avenue and runs back 150 feet to an alley.

Being the same property conveyed to Booker T. Harris (deceased) and wife, Elsie Birden Harris (deceased) from Amanda O. Rainey, daughter of Cline G. Rainey (deceased) and wife Edna W. Rainey (deceased) by Installment Deed of record in Book 96, Page 404, Register's Office for Davidson County, Tennessee.

The said Elsie Birden Harris, having survived Booker T. Harris (deceased), died on November 28, 2008. She devised said property to her niece, LaDevia Davis by Will of record in Docket No. 15P1231, in the Seventh Circuit Court of Davison County, Tennessee, Probate Division, and filed of record as Instrument 20150806-0078395, Register's Office for Davidson County, Tennessee.

This is property located at 2140 Burns Street Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James R. Davis, Trustee, and his successors in Trust of the Elease B. Harris Development Trust, his successors and assigns, forever, in fee simple.

GRANTOR covenants with GRANTEE that she has done nothing to impair the title as received by GRANTOR, and she will warrant and defend the title against the lawful claims of all persons claiming by or through them in their representative capacity, but not further or otherwise.

This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

WITNESS my hand, this 8th day of September, 2015.

LaDevia Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Leslie Walsh, a Notary Public in and for said State and County aforesaid, personally appeared LaDevia Davis, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 8th day of September, 2015.

Notary Public

Leslie Walsh
State of Tennessee Notary Public
Davidson County

My Commission Expires: 3.20.19

STATE OF TENNESSEEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 8th day of September, 2015.

Notary Public

Leslie Walsh
State of Tennessee Notary Public
Davidson County

My Commission Expires: 3.20.19