Return to:
SOUTHEAST TITLE of Tennessee, Inc.
7000 Executive Center Drive, Suite 100
Brentwood, TN 37027 #9821148 Box 30

0397273
IDENTIF. & REFERENCE

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

98 FEB -4 PM 1:15
REGISTER
DAVIDSON COUNTY, TN.

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Sophie Psillas 55 Bayou Point Houston, Texas 77063	SAME	Map 158 Parcel 57

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10782 PAGE 567

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Rita Mangrum
AFFIANT

Sworn to and subscribed before me this 3rd day of February, 1998.

E. Dianne Coble
NOTARY PUBLIC

My Commission Expires: 11-25-2000

E. DIANNE COBLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires November 25, 2000

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEE**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **MARY ELIZABETH ALBERT and ROBBIE F. HACKNEY**, hereinafter called the **"GRANTORS"**, have bargained and sold and by these presents do transfer and convey unto **SOPHIE PSILLAS**, hereinafter called the **"GRANTEE"**, her heirs and assigns, a certain tract or parcel of land in Davidson and Williamson Counties, Tennessee, described as follows, to-wit:

FOR COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO, WHICH IS INCORPORATED HEREIN BY REFERENCE AS FULLY AS IF SET FORTH HEREIN VERBATIM.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, her heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1997 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map 158, Parcel 57.

2. Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7868, page 868 and Book 7911, page 461, Register's Office for Davidson County, Tennessee.

3. Easement for right-of-way of Old Hickory Boulevard lying within boundaries of premises as herein described.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 1515 Old Hickory Boulevard, Brentwood, Tennessee 37027.

WITNESS our hands this 3rd day of February, 1998 in Brentwood, Tennessee.

Mary Elizabeth Albert by Robbie F. Hackney Her Atty-in-fact

MARY ELIZABETH ALBERT by Robbie F. Hackney, her attorney-in-fact

Robbie F. Hackney

ROBBIE F. HACKNEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of February, 1998, before me personally appeared Robbie F. Hackney, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary Elizabeth Albert, and who acknowledged that she executed the same as the free act and deed of said Mary Elizabeth Albert by virtue of the Power of Attorney, duly executed by the said Mary Elizabeth Albert and appearing of record in Book 1782, page 564, of the Register's Office for Williamson County, Tennessee; and of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

Witness my hand this 3rd day of February, 1998 in Brentwood, Tennessee.

Notary Public

My Commission Expires: 3/11/98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robbie F. Hackney, the bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of February, 1998.

Notary Public

My commission expires: 3/11/98

EXHIBIT A

Being a tract or parcel of land situated in Davidson and Williamson County, Tennessee and lying on the southerly side of Old Hickory Boulevard adjacent to Derby Glen Close, as of record in Book 6250, page 90, Register's Office for Davidson County, Tennessee; and being described according to a mortgage loan inspection made by John Kohl & Company, P.C., License No. 1659, dated 01/27/98 , whose address is 400 7th Ave. S., Nashville, TN 37203 as follows:

Beginning at an existing iron post on the southerly right of way of Old Hickory Boulevard at the northeasterly corner of the Derby Glen Close Subdivision as of record in Book 6250, page 90, Register's Office for Davidson County, Tennessee; thence with the southerly right of way of Old Hickory Boulevard with a curve to the left with a delta of 12 09' 10", a radius of 1939.99 feet and an arc length of 411.48 feet to an existing iron pipe, said pipe also being the northwesterly corner of the property being described in Book 4926, page 684, R.O.D.C., Tennessee; thence leaving said right of way and running S 5 degrees 48' 12" E, 306.18 feet to an iron pin set; thence S 84 degrees 55' 07" E, 119.88 feet to an iron pin set and being the most easterly corner of the herein described tract; thence S 42 degrees 36' 02" W, 178.59 feet to a 30" hackberry tree; thence S 6 degrees 24' 45" W, 14.28 feet to an existing iron pin; thence S 1 degree 29' 37" W, 124.24 feet to an iron pin set at the southeasterly corner of the herein described tract; thence with the southerly line of the herein described tract, S 88 degrees 26' 22" W, 151.02 feet to an iron pin by others; thence S 88 degrees 17' 41" W, 150.19 feet to an existing concrete monument; thence S 88 degrees 51' 00" W, 138.83 feet to another existing concrete monument; thence S 88 degrees 51' 00" W, 28.66 feet to an iron pin set at the southwesterly corner of the herein described tract; thence with the westerly line of the herein described tract and the easterly lines of Derby Glen Close, as of record in Book 8, page 137, R.O.W.C., TN and Derby Glen Close, as of record in Book 6250, page 90, R.O.D.C., TN as follows, N 03 degrees 34' 26" E, 560.33 feet to the southerly right of way of Old Hickory Boulevard and the point of beginning.

Being part of the property conveyed to Frank L. Mayche and wife, Mary E. Mayche by Deeds of record in Book 149 page 11, Register's office for Williamson County, Tennessee; and Book 545, page 62 and Book 1036, page 176, Register's Office for Davidson County, Tennessee. The said Mary E. Mayche having died on August 31, 1983 leaving the subject property vested in Frank L. Mayche. The said Frank L. Mayche having died on January 20, 1985 and the property is now vested in Mary Elizabeth Albert and Robbie F. Hackney by Last Will and Testament of Frank Lawrence Mayche of record in Will Book 151, page 243, Register's Office for Davidson County, Tennessee.

9705 02/04 0101 03CHECK 993-50

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

10782.570

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	265000.00
CON TX	980.50
PRFEE	1.00
WDEED	12.00
TOTAL	993.50
CHECK	993.50

02/04/98 01 13:15 0001 9705

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0397273
IDENTIF. & REFERENCE

98 FEB -4 PM 1:15

DAVIDSON COUNTY, TN.

No. 1250263