Instr:200002110014173 Page: 1 OF 2
REC'D FOR REC 02/11/2000 2:27:29PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $858.40

28A

THIS INSTRUMENT PREPARED BY:
LAW OFFICES OF
CHARLES R. PETTIGREW
250 N. Parkway, Suite #25
Jackson, Tennessee 38305

(00-00073)
WITHOUT SURVEY

PROPERTY OWNER & ADDRESS:
Eddie G. Hanna
Lisa C. Emery
309 Brunswick Rd.
Nashville, Tn 37221

PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF REAL PROPERTY TAXES & ADDRESS:
Same

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, (WHICHEVER IS GREATER) IS $ 132,000.00.

Eddie Eugene Hanna
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF January 2000.

Marilyn D. Williams
NOTARY PUBLIC

COMMISSION EXPIRES: 5-9-2002

NOTARY PUBLIC GIBSON COUNTY TN

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of One Thousand Dollars ($1,000.00), cash in hand paid, and other good and valuable consideration, receipt of all of which is hereby acknowledged, I, GENIA H. MASSEY, have this day bargained and sold and do hereby bargain, sell, transfer and convey unto EDDIE EUGENE HANNA and LISA CAROLE EMERY, as joint tenants with right of survivorship, the following described lot or parcel of real estate lying and being in Davidson County, Tennessee, and more particularly described as follows:

MAP: 142 GROUP: 16B PARCEL: 36.00

BEING Lot No. 36, on the Plan of Arlington Green Phase I, as of record in Plat Book 6900, page 399 as amended in Book 7517, page 281, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description. (Legal description taken from prior deed.)

Being the same property conveyed to GENIA H. MASSEY, by deed recorded in Deed Book 10318, Page 235, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD in said lot or parcel of real estate herein described and conveyed unto the said EDDIE EUGENE HANNA and LISA CAROLE EMERY, their heirs and assigns forever.

I COVENANT with the Grantees that I am lawfully possessed of said real estate and have a good and valid right to sell and convey same; that it is free and unencumbered with the exception of (1) the lien of the 2000 County taxes which shall be prorated and assumed by the

Grantees herein; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 8120, Page 402, as amended by instrument of record in Book 8120, page 485, Book 8190, page 230 and Book 8180, page 232, and further amended in Book 8181, page 62, in said Register's Office; and, (3) easements, restrictions and setback lines as shown on the plat recorded in Plat Book 6900, Page 399 and amended in Plat Book 7517, Page 281, in said Register's Office. With the foregoing exceptions, Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 31st day of January, 2000.

GENIA H. MASSEY

STATE OF TENNESSEE
COUNTY OF MADISON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, GENIA H. MASSEY, the within named bargainor(s), with whom I am personally acquainted (or 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 seal at office, this 31st day of January, 2000.

MARILYN B. WILLIAMS NOTARY PUBLIC MADISON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 5-19-2002