WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Merrill Hunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 2000

Notary Public

MY COMMISSION EXPIRES: 1/27/2001
(AFFIX SEAL)

Instr:200003060021692 Page: 1 OF 2
REC'D FOR REC 03/06/2000 9:30:32AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $277.50

THIS INSTRUMENT WAS PREPARED BY

Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Fort	Same as new owner	59-10-109.00
(NAME)	(NAME)	
4057 Buena Vista Pike		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Estate of Elizabeth Bowers Word
Carolyn Howse, Administratrix
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Fort, a single person and Merita Hunter, a single person, as tenants in common with the right of survivorship
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Haynes Estates, Section 1, as of record in Book 3700, Page 127, Register's Office for said County.

Said Lot No. 32 fronts 77.19 feet on the westerly side of Buena Vista Pike and runs back between lines 132.6 feet on the northerly line and 132.5 feet on the southerly line to a line in the rear on which it measures 82.28 feet thereon.

Being the same property conveyed to Mrs. Elizabeth Bowers, a widow, by deed from W. L. Bainbridge Company of record in Book 4227, page 364, Register's Office for Davidson County, Tennessee. Elizabeth Bowers Word, formerly known as Elizabeth Bowers, died intestate on August 12, 1998. Her estate is being administered in the Probate Court for Davidson County, Tennessee, Docket No. 98P-1476, wherein an Agreed Order was entered February 3, 2000 authorizing Carolyn Howse, Administratrix for the Estate of Elizabeth Bowers Word, to convey the herein described property.

unimproved ( )
This is improved (X) property, known as 4057 Buena Vista Pike, Nashville, Tennessee 37218
(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 hand this 1st day of March, 2000

Estate of Elizabeth Bowers Word
By: Carolyn Howse, Administratrix
Carolyn Howse, Administratrix

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____
Notary Public

_____

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____ .

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn Howse, Administratrix for the Estate of Elizabeth Bowers Word the 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 official seal at Goodlettsville, Tennessee, this 1st day of March, 2000.

_____
Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE