Instr:200004030032620 Page: 1 OF 2
REC'D FOR REC 04/03/2000 8:14:56AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $56.24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
James Daniel Vannoy and Marion A. Vannoy
508 Eversholt Court
Antioch, TN 37013-2843

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 71-11
PARCEL 103.01
12DA-42003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jeffrey L. Hale, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto James Daniel Vannoy and wife, Marion A. Vannoy, 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:

BEING the westerly 1/2 of Lot No. 21 on the Plan of Trinity Heights Addition, of record in Book 161, Page 38, Register's Office for Davidson County, Tennessee.

SAID part of Lot 21 fronts 50 feet on the southerly side of Edith Avenue and runs back between parallel lines 150.0 ± feet to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to Jeffrey L. Hale, by deed from Sam Ward, Jr., of record in Instr: 20000403003261 8, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 161, Page 38, said Register's Office.

Taxes for 2000 have been pro-rated and assumed by Grantee.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is improved property known as 337 Edith Avenue, Nashville, TN 37207 and is not the principal residence of the Grantor and is not subject to marital rights herein.

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 Daniel Vannoy and wife, Marion A. Vannoy, their heirs and assigns, forever; and I, Jeffrey L. Hale, do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 30th day of March, 2000.

Jeffrey L. Hale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jeffrey L. Hale, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of March, 2000.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 15,000.00

AFFIANT

Subscribed and sworn to before me this 30th day of March, 2000.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.