Instr:200008290085409 Page: 1 OF 2
REC'D FOR REC 08/29/2000 2:04:04PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $703.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of August, 2000.

Notary Public

RUSSELL JOHN MCCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 9/1/2001

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Scott Steven Hatcher
1913 19th Avenue S.
Nashville, TN 37212

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 104-12-0 175.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Earl Bud Lee, an unmarried man** hereinafter referred to as Grantors, hereby transfers and conveys to **Scott Steven Hatcher, an unmarried man** hereinafter referred to as 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 the southerly half of Lot No.52 on the Plan of Christopher and Kirkman's Addition to Nashville, as of record in Plat Book 57, page 158, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 52 fronts 50.00 feet on the westerly side of 19th Avenue, South, formerly Avondale Avenue and extends back westerly between parallel lines 159.0 feet to an alley.

Being the same property conveyed to Earl Bud Lee, unmarried by deed from Dusan S. Teodorovic and wife, Djorojeta T. Teodorovic by instrument of record in Book 10842, page 741, Register's Office for Davidson.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 57, Page 158, Register's Office for Davidson County, Tennessee.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1913 19th Avenue S., Nashville, TN 37212.

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 I 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 the same is unencumbered, unless otherwise herein set out; 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 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 23rd day of August, 2000.

Earl Bud Lee

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 Earl Bud Lee, an unmarried man, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of August, 2000.

Notary Public

9/1/2001
My Commission Expires

RUSSELL JOHN McCANN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

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