40-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/04/00 16:26 2pgs
Fees:11.00 Taxes:175.38

20001004-0098695

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October, 2000

Notary Public

MY COMMISSION EXPIRES: 1/27/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark E. Stout (NAME)	New Owner (NAME)	MAP 072-14-0
221 Kennett Road (ADDRESS)	(ADDRESS)	PARCEL 200
Old Hickory, TN 37138 (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, Eugene Arnold Hinson, Edwin Kenneth Hinson, Hazel Kathryn Hinson Taylor, Eric Sutton Hinson, Eliot Cowan Hinson and Janet Lee Haralson, Devisees under the * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark E. Stout

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 H. M. Doak's Subdivision, as of record in Plat Book 332, page 22, Register's Office for said County, to which plan reference is made for a more complete description.

Said Lot No. 32 fronts 50 feet on the southerly side of Douglas Avenue and runs back between parallel lines 147 feet to an alley.

Being the same property conveyed to E. K. Hinson and wife, Mary E. Hinson, by deed from Robert D. Parrish, Sr. and wife, Rosa Mae Parrish, of record in Book 2027, page 388, said Register's Office. The said Mary E. Hinson died January 18, 1983. The said E. K. Hinson a/k/a Ernest Kenneth Hinson died February 25, 2000 and by Last Will and Testament probated in the Seventh Circuit Court for Davidson County, Tennessee, under number 000P650 and of record in Will Book 234, page 682, devised all of his property to Eugene Arnold Hinson, Edwin Kenneth Hinson, Hazel Kathryn Taylor, Eric Sutton Hinson, Eliot Cowan Hinson and Janet Lee Haralson.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved (X) property, known as 1410 Douglas Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*Last Will and Testament of Ernest Kenneth Hinson, a/k/a E. K. Hinson.

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 our hand s this 2nd day of October, 2000

Eugene Arnold Hinson by Edwin Kenneth Hinson** — Eugene Arnold Hinson

Hazel Kathryn Hinson Taylor — Hazel Kathryn Hinson Taylor

Edwin Kenneth Hinson — Edwin Kenneth Hinson

Eric Sutton Hinson by Edwin Kenneth Hinson** — Eric Sutton Hinson

Janet Lee Haralson — Janet Lee Haralson

Eliot Cowan Hinson — Eliot Cowan Hinson

**by Edwin Kenneth Hinson, Attorney-in-Fact Pursuant to Limited Power of Attorney recorded simultaneously herewith

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 Edwin Kenneth Hinson, 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 instrument for the purposes therein contained. Witness my hand and official seal this 2nd day of October, 2000.

Notary Public

My Commission Expires: 7/26/2003

ANDREW B. GIBSON, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Edwin Kenneth Hinson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Eugene Arnold Hinson and Eric Sutton Hinson and who acknowledged that he executed the same as the free act and deed of Eugene Arnold Hinson and Eric Sutton Hinson. Witness my hand and official seal this 2nd day of October, 2000.

Notary Public

My Commission Expires: 7/26/2003

ANDREW B. GIBSON, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003

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 Hazel Kathryn Hinson Taylor, the bargainor, 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 this 2nd day of October, 2000.

Notary Public

My Commission Expires: 7/26/2003

ANDREW B. GIBSON, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003

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 Janet Lee Haralson, the bargainor, 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 this 2nd day of October, 2000.

Notary Public

My Commission Expires: 7/26/2003

ANDREW B. GIBSON, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003

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 Eliot Cowan Hinson, 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 instrument for the purposes therein contained. Witness my hand and official seal this 2nd day of October, 2000.

Notary Public

My Commission Expires: 7/26/2003

ANDREW B. GIBSON, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003