This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

Davidson County DEEDWARR
Recvd: 10/25/00 08:21 3pgs
Fees:15.00 Taxes:92.50
20001025-0105640

ADDRESS NEW OWNER:
Jeff Cripps
1952 Harkreeder Road
Mt. Juliet, Tennesssee 37122

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **063-08-0**
GROUP
PARCEL **8.00**

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, **Elizabeth Hayes King, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Jeff Cripps and wife, Teresa Cripps**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows:

Lots 21, 22, 23 and 24 of Block U of the Hadley Bend Subdivision of the Hulme Tract, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee said Lots Nos. 21, 22, 23 and 24 as shown on said Plan together front 100 feet on the northerly side of Hadley Bend Boulevard and run back between lines 150 feet to an alley.

Being the same property conveyed to Elizabeth Hayes King, unmarried by deed from Emmie Washington Brown dated August 23, 1977, of record in Book 5187, page 740, Register's Office for Davidson County, Tennessee.

Veronica R. Bender executes this instrument of behalf of Elizabeth Hayes King, unmarried, by virtue of a General and Durable Power of Attorney filed for record of even date in the Register's Office for Davidson, Tennessee.

This is improved property known as 418 Hadley's Bend Road, Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is made subject to all planning, zoning and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Map 063-08-0, Parcel 8.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2000 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 421, page 120, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations.Reference is here made to said Plat for a complete depiction of all matters thereupon.

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her 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.

WITNESS our hands this the 24th day of October, 2000.

Elizabeth Hayes King, by Veronica R. Bender, as attorney-in-fact

Elizabeth Hayes King, by Veronica R. Bender, as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the this 24th day of October, 2000, in Mt. Juliet, Tennessee, before me personally appeared Veronica R. Bender, to me kown to be the person who executed the foregoing Warranty Deed on behalf of Elizabeth Hayes King, unmarried, for the purposes therein contained, and who acknowleged that she executed the same as the free act and deed of the said Elizabeth Hayes King, unmarried, signing her name as Attorney-In-Fact.

WITNESS my hand and official seal at office this 24th day of October, 2000.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $25,000.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of October, 2000.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/2001