PICK-UP

Davidson County DEEDWARR
Recvd: 12/28/00 13:46 2pgs
Fees:11.00 Taxes:9.25

20001228-0126897

STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

1st DAY OF December, 2000

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES 9/12/04

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Larry O. Hanson and Susan T. Hanson, husband and wife (NAME)	SAME (NAME)	83-10-273
BOX 602-80 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	(CITY)(STATE) (ZIP)	

FOR AND IN 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, Lillian L. Arnold, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry O. Hanson and Susan T. Hanson, husband and wife, 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 the northerly part of Lot No. 89, and the northerly part of the easterly 8.0' of Lot No. 88, on the plan of Lockeland, as shown on plat of record in Book 57, Page 135, in the Register's Office of Davidson County, Tennessee, and being the northerly part of Parcel No. 183-10-273, more particularly described as follows:
Said property lies north of and adjoins the northerly line of Parcels Nos. 83-10-271 and 83-10-272 and runs northwardly between the easterly line of Lot No. 89 and the westerly line of the easterly 8.0' of Lot No. 88 (They being parallel lines) 190' on the easterly line and 187.234' on the westerly line to a deadline, the northerly line of Lots Nos. 88 and 89, a part of which deadline extended is the southerly margin of a 20' public right-of-way running from Lakehurst Drive westwardly to the easterly line of Lot 7 on the Plan of Batson & Williams' resubdivision of a part of McEwen Place, of record in Book 1424, Page 30, said Register's Office.

Being the same property conveyed to Charles Beecher Lewis, by Deed of Record in Book 7342, Page 747, Register's Office for Davidson County, Tennessee. The said Charles Beecher Lewis having died intestate on October 12, 1997, vesting ownership in his heirs at law, the same being his children, Charles B. Lewis, Jr., John C. Lewis, Lillian A. Arnold and Elizabeth A. Lewis. See Affidavit of heirship recorded herewith.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

This is unimproved property, known as Lots 88 & 89 Lockland Forrest Ave., Nashville, TN 37201.

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. Whenever 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/our hand(s) this 1st day of December, 2000.

Lillian A. Arnold

Lillian A. Arnold

STATE OF TENNESSEE

COUNTY OF ~~Davidson~~ Montgomery }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Lillian A. Arnold, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 1st day of December, 2000.

Commission expires 02-17-04

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of December, 2000.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of December, 2000.

My Commission Expires:_____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282