B041

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT

Davidson County DEEDWARR
Recvd: 01/03/01 10:28 2pgs
Fees:11.00 Taxes:308.95

20010103-0000854

THIS INSTRUMENT WAS PREPARED BY

Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ervin H. Hyde, Jr. (NAME)	Transland Financial Services, Inc. (NAME)	MAP 147-16
4902 Pearson Place (ADDRESS)	2700 Westhall Lane, Suite 210 (ADDRESS)	PARCEL 155
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Maitland, Florida 32751 (CITY) (STATE) (ZIP)	5DU43031

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, Ann McMurray Cooper and William Hamner McMurray, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ervin H. Hyde, Jr. and Noris D. Hyde , 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 Lot No. 228 on the Plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for said County.

Said Lot No. 228 fronts 84.5 feet on the east side of Pearson Place and runs back 119.2 feet on the north line and 218.3 feet on the south line to a line in the rear which is a broken line, on which it measures 146 feet thereon.

Being the same property conveyed to Ann McMurray Cooper and William Hamner McMurray, III, by deed from John Henry Jones of record in Book 8584, page 378, granting a life estate in Ruby Smith Jones and being conveyed to Ann McMurray Cooper and William Hamner McMurray, III, by deed from Ruby Smith Jones of record in Book 8584, page 380, granting a life estate in John Henry Jones, Register's Office for Davidson County, TN. The said John Henry Jones having since died June 28, 1999, and Ruby Smith Jones joins in this conveyance to convey all of her interest in said property and to release and discharge her life estate. Ruby Jones and Ruby Smith Jones and Ruby Lillian Jones are one and the same person.

Subject to restrictions of record in Book 2598, page 491, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2331, pages 145-146, said Register's Office.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 4902 Pearson Place, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 28th day of December, 2000

Ann McMurray Cooper

William Hamner McMurray, III

Ruby Jones
By William McMurray, by Power of Attorney recorded simultaneous 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 Ann McMurray Cooper and William Hamner McMurray, III

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of December, 2000.

Commission expires 5-27-01

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On December 28, 2000, before me personally appeared William McMurray to me known to be the person who executed the foregoing instrument in behalf of Ruby Jones (aka Ruby Lillian Jones and Ruby Smith Jones) and acknowledged that he executed same as the free act and deed of said Ruby Jones for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of December, 2000.

My Commission Expires:

5-27-01

Notary Public