Davidson County DEEDWARR
Recvd: 02/06/01 10:53 2pgs
Fees:11.00 Taxes:240.50

20010206-0011550

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th Day of January, 2001.

Notary Public

MY COMMISSION EXPIRES: 4/4/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc., 175 East Main Street, Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Jefferson and Eleanor Hansen	SAME AS NEW OWNER	73-7-226
(NAME)	(NAME)	
2424 Robbie Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, STEVEN H. HALL and wife, DAISY M. HALL, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto LARRY JEFFERSON and ELEANOR HANSEN, as Tenants in Common, with right of survivorship , hereinafter called the GRANTEE(S), 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. 34B on the Plan of Cabin Hill, Section 4, zone Lot Division of Lots 33 thru 37 as of record in Book 6250, page 520, Register's Office for said County, to which plat reference is hereby made for a complete description.

Being the same property conveyed to Steven H. Hall and iwfe, Daisy M. Hall, by deed dated 5/2/97, from Sherry Saunders Duchac, now Sherry Gebhardt, of record in Book 10446, page 219, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, buildin restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year to be paid by the Grantees.

This instrument is executed on behalf of Steven H. Hall by Daisy M. Hall his lawfull Attorney-in-Fact pursuant to power and authority vested in her by instrument filed for record simultaneously herewith.

unimproved ( )

This is improved(x) property, known as 2424 Robbie Court Nashville TN 37214

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 26th Day of January, 2001.

Steven H. Hall By POA Daisy M. Hall

Steven H. Hall

Daisy M. Hall

Daisy M. Hall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named, ~~Steven H. Hall and wife~~, Daisy M. Hall, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 26th day of January, 2001.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 4/4/04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of January, 2001, before me personally appeared Daisy M. Hall, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Steven H. Hall and who acknowledged that she executed the same as the free act and deed of said Steven H. Hall.

Dianne M. Cathey
Notary Public

My Commission Expires: 4/4/04