WARRANTY DEED

ANDRE JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES 3-29-03

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April, 2001.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen Penney (NAME)	Union Planters Bank, NA (NAME)	118-06-0-026
2927 Vaulx Lane (ADDRESS)	2019 Richard Jones Road (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (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, The Heirs At Law of B.F. Hildebrand, A/K/A Benjamin F. Hildebrand

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathleen Penney, Unmarried

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.71 B on the Olan of Battlefield Estates, Section I, of record in Book 843, pages 96 and 97, Register's Office for said County, as Follows:

Said lot No. 71 B fronts 75 feet on the Westerly side of Vaulx Lane, formerly James Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to B.F. Hilderbrand and wife, Maiella Hildebrand by deed from Sadie Bell Tarpley record in Book 4076, page 801, said Register's Office. The said Maiella Hildebrand having predeceased B.F. Hildebrand, and the said B.F. Hildebrand having since died.

Davidson County DEEDWARR
Recvd: 04/11/01 11:42 6pgs
Fees:27.00 Taxes:370.00

20010411-0035758

unimproved ( )
This is improved (X) property, known as 2927 Vaulx Lane, Nashville, TN 37204
(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 my hand this 2nd day of April, 2001

SEE ATTACHED

Witness my hand on this the 2nd day of April, 2001

Agnes H. Hildebrand

Agnes H. Hildebrand

(Spouse if Applicable)

State of South Carolina
County of Sumter

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Agnes H. Hildebrand the bargainor, 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 at Sumter, South Carolina, this 2nd day of April, 2001.

Commission Expires: April 19, 2010

Ernest H. Fennell, III
Notary Public

Witness my hand on this the 2nd day of April, 2001

Allean Keitt

Allean H. Keitt

(Spouse if Applicable)

State of Pa
County of Phila

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allean Keitt the bargainor, 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 at Phila., PA, this 2nd day of April, 2001.

Commission Expires: 7-30-02

Ricci R. Johns
Notary Public

NOTARIAL SEAL
RICCI R. JOHNS, Notary Public
City of Philadelphia, Phila. County
My Commission Expires July 30, 2002

RICCI R. JOHNS NOTARY PUBLIC

Witness my hand on this the 1st day of APRIL, 2001

Richard Allen Hildebrand

(Spouse if Applicable)

State of NEW JERSEY
County of MIDDLESEX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RICHARD ALLEN HILDEBRAND the bargainor, 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 at New Brunswick, N.J., this 1st day of April, 2001.

Commission Expires: 7/18/2003

Notary Public

DOROTHY CARTER
Notary Public of New Jersey
My Commission Expires July 18 2003

Witness my hand on this the 1st day of April, 2001

Henry A. Hildebrand

Henry A. Hildebrand

(Spouse if Applicable)

State of New Jersey
County of Middlesex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HENRY A HILDEBRAND the bargainor, 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 at New Brunswick, NJ, this 1st day of April, 2001.

Commission Expires: 7/18/2003

Dorothy Carter
Notary Public

DOROTHY CARTER
Notary Public of New Jersey
My Commission Expires July 18 2003

Witness my hand on this the 1 day of April, 2001

Eugene V. Hildebrand

Eugene V. Hildebrand

(Spouse if Applicable)

State of South Carolina
County of Orangeburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene V. Hildebrand the bargainor, 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 at 244 Dutton Street, this 1 day of April, 2001.

Commission Expires: 2010

Martin L. Williams
Notary Public