Davidson County DEEDWARR
Recvd: 04/12/01 17:17 2pgs
Fees:11.00 Taxes:287.86

20010412-0036355

63

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 77,800.00

Affiant

Subscribed and sworn to before me, this 30th day of March, 2001.

My commission expires:

Notary Public

RALPHINE C. SUMMERS NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENNESSEE
My Commission Expires Aug. 29, 2001

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: TransContinental Title Company 2630 Elm Hill Pike, Ste, 100 Nashville, TN 37214
201 32ND AVE OLD HICKORY, TN 37138	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 53-12/150.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

FRANKLIN E. HARTSELL AND WIFE, LINDA R. HARTSELL

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

STEVEN K. HARTSELL, unmarried.

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 7 IN BLOCK 7, EXTENDING ON 32ND STREET AND AT THE INTERSECTION OF ELLIOT DRIVE IN OLD HICKORY, TENNESSEE, LOT NO. 7 BEING 50 FEET WIDE AND 144 FEET DEEP, AS SHOWN ON A MAP RECORDED IN BOOK 547, PAGE 97, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO FRANKLIN E. HARTSELL AND WIFE, LINDA R. HARTSELL, BY DEED RECORDED IN BOOK 11632, PAGE 858, REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 201 32ND AVE, OLD HICKORY, TN 37138

This conveyance is made subject to:

1. 20__ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book ____, page ____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 30th day of March, 2001.

Franklin E. Hartsell

Linda R. Hartsell

State of Tennessee
County of Davidson

On this 30th day of March, 2001, before me personally appeared Franklin E. Hartsell and Linda R. Hartsell to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal,
My Commission expires:

RALPH C. SUMMERS NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENNESSEE
My Commission Expires Aug. 29, 2001

Ralphine Summers
Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.