Davidson County DEEDWARR
Recvd: 04/26/01 11:02 3pgs
Fees:15.00 Taxes:518.00

20010426-0042101

STATE OF TENNESSEE 11116
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Ben R. Hannah
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 2001.

Notary Public

MY COMMISSION EXPIRES: 11/27/04

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben R. Hannah	NEW OWNER	162-5-234
BH (NAME)	(NAME)	
321 Lakeview Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
New Johnsonville, TN 37134		
(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, Mary Brantley, Executrix, Estate of Mary Levonia Tummins Holmes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ben R. Hannah and wife, Karen Jane Hannah

BH

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:**

See exhibit A attached hereto and made a part hereof.

This is improved property known as 3248 Lakeshore Drive, Old Hickory, TN 37138

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 his hand this 25th day of April, 2001.

Mary Brantley Executrix
Mary Brantley, Executrix

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

Mary Brantley, Executrix

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 25th day of April, 2001.

My commission expires 11/27/04

Notary Public

NOTARY PUBLIC AT L

File No.: 11116

ATTACHMENT

Land in the 4th Civil District of Davidson County, Tennessee, being part of Lot 16 of section II, on the Plan of Life & Casualty Insurance Company's Subdivision at Dupontonia, as of record in Book 843, page 56, Register's Office for said County, and described from a map made for C. A. Wilson, by Harold F. Moore, dated Dec. 4, 1966, as follows:

Beginning at a spike in the center of Lakeshore Drive, at the southwest corner of the property conveyed to C. A. Wilson and wife, by Joe W. Barnes and wife, as of record in Book 4096, page 486; thence leaving said Pike, North 36 deg. 09 min. West 360.8 feet to an iron stake in the line between Lots 16 and 17; thence along the line of said lots, North 41 deg, 36 min. East 131.8 feet to an iron stake; thence South 27 deg. 13 min. East 409.5 feet to a point in the centerline of Lakeshore Drive; thence with the center of the same, South 67 deg. 25 min. West 67.1 feet to the point of beginning.

BEING the same property conveyed to Williams P. Holmes and wife, Mary Holmes, by deed from C. A. Wilson and wife, Mary R. Wilson, filed of record in Book 4104, page 852, Register's Office for Davidson County, Tennessee; the said William P. Holmes having predeceased Mary Holmes and the said Mary Holmes having since died on September 2, 2000, and pursuant to her Last Will and Testament probated in the Seventh Circuit Court for Davidson County, Tennessee, (Probate Division), bearing No. 00P-1620, Mary Brantley is the Executrix of the Estate of Mary Levonia Tummins Holmes.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Mary Holmes and Mary Levnoia Tummins Holmes are one and the same person.