WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 05/15/01 15:13 3pgs
Fees:15.00 Taxes:355.20

20010515-0050382

G-6289-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May 2001

Notary Public

MY COMMISSION EXPIRES: 6-25-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert Singleton (NAME)	Union Planters Bank, N.A. (NAME)	MAP 52
2515 Pennington Bend Road (ADDRESS)	P.O. Box 2127 (ADDRESS)	PARCEL 7
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Memphis, TN 38101-2127 (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, Dorothy R. Agee, Sarah E. Foster and Roy Allen Singleton and James Lipscomb Singleton and Albert Donald Singleton, The Only Heirs-at-law of Sally W. Singleton, Deceased HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Albert Singleton and wife, Shirley Jean Singleton

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 the 3rd Civil District of Davidson County, Tennessee, being parts of Lots Nos 3, 4 and 5 on the plan of Robert Young's Subdivision of Large Lots, as of record in Book 421, page 140, Register's Office for said County, described according to a survey made by Ralph W. Lambert, Surveyor, November 10, 1947, as follows:

Beginning at a point in the center of Wooddale Beach Drive at the southwest corner of property conveyed to William R. Holman and wife, by deed from R.L. Peacher, of record in Book 1495, page 609, said Register's Office; thence with Holman's west line, northwardley 1130.2 feet; thence southwestwardly 219 feet, more or less; thence southerly 950.5 feet to the center of Wooddale Beach Drive; thence with the center of said Drive, eastwardly 100 feet to the beginning, containing 2.32 acres, more or less.

Being the same property conveyed to Roy A. Singleton and wife, Sally W. Singleton, by deed from R. L. Peacher, of record in Book 1553, page 73, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Dorothy R. Agee, Sarah E. Foster, Roy Allen Singleton, James Lipscomb Singleton and Albert Donald Singleton by Quitclaim Deed from Sally W. Singleton, retaining a life estate therein, of record in Book 11075, page 25, said Register's Office for Davidson County, Tennessee. Said Quitclaim Deed is not proper and is erroneous in that the power of attorney for the attorney-in-fact for Sally W. Singleton was not found of record in the Register's Office for Davidson County, Tennessee, and an incorrect derivation clause was cited in the quitclaim deed.

~~Being the same property conveyed to Albert Singleton and wife, Shirley Jean~~

CONTINUED

unimproved ( )
This is improved (X) property, known as 2515 Pennington Bend Road, 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 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 11th day of May 2001

Dorothy R. Agee

Roy Allen Singleton

Albert Donald Singleton

Sarah E. Foster

James Lipscomb Singleton

LEGAL DESCRIPTION CONTINUATION

The said Sally Singleton died on December 8, 2000, with the said Roy A. Singleton having predeceased her. The said Sally Singleton is survived by her five children: Dorothy R. Agee, Sarah E. Foster, Roy Allen Singleton, James Lipscomb Singleton and Albert Donald Signleton as her sole heirs-at-law.

The Grantors make oath that subject property was never the domicile of the Grantors.

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 Dorothy R. Agee, Sarah E. Foster and Roy Allen Singleton and James Lipscomb Singleton and Albert Donald Singleton

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 Goodlettsville, Tennessee, this 11th day of ~~May~~ 2001.

Commission expires 10-25-03

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