Davidson County DEEDWARR
Recvd: 05/23/01 13:52 3pgs
Fees:15.00 Taxes:1239.50

20010523-0053619

THIS INSTRUMENT PREPARED BY: **George C. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $335,000.00. Mary Ellen S. Pickrell **Affiant** Subscribed and sworn to before me, this 27th day of April, 2001. Notary Public My Commission Expires: 9-[illegible]-2002

Address New Owner As Follows:
Mary Ellen S. Pickrell and husband,
C. Mark Pickrell
111 Brookfield Avenue
Nashville, TN 37205

Send Tax Bills To:

Map-Parcel Number:

129-8-125
7DZ 32365

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOE K. HACH AND WIFE, SALLY C. HACH**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MARY ELLEN S. PICKRELL AND HUSBAND, C. MARK PICKRELL**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 of Block "D" on the 2nd Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, page 62, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 121 feet on the southerly side of Brookfield Avenue and runs back 171.88 feet on the easterly line and 172.63 feet on the westerly side to a dead line on which it measures 121 feet.

Being the same property conveyed to Joe K. Hach and wife, Sally C. Hach by deed from James Dixon Witherspoon and wife, Wanda Witherspoon, of record in Book 9210, page 732, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2001 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1130, page 62, Register's Office for said County.

This is improved property known as 111 Brookfield Avenue, Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 27th day of April, 2001.

Joe K. Hach

Sally C. Hach

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOE K. HACH**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of April, 2001.

Notary Public

My Commission Expires: _____

158243.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SALLY C. HACH**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of April, 2001.

Notary Public

My Commission Expires: 10/25/03