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Davidson County DEEDWARR
Recvd: 06/18/01 09:44 3pgs
Fees:15.00 Taxes:2299.55
20010618-0063991

28A

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $621,500.00

Evelyn Greer Hitner
AFFIANT

SUBSCRIBED AND SWORN TO ME BEFORE, THIS THE 14th DAY OF June, 2001.

Anna G. Everton
NOTARY PUBLIC

My Commission expires 7/26/2003

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
PHYLLIS BROWN, TRUSTEE OF THE F.R. LANGLEY FAMILY TRUST	(SAME)	Map:106-11 Parcel:11.00
(NAME)	(NAME)	Map: 106-11 Parcel: 12.00
2621 First Tn Plaza (ADDRESS)	(ADDRESS)	Map: Parcel:
Knoxville Tn 37929 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 01040157

Warranty Deed

For and in Consideration Of the sum of $621,500.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

EVELYN GREER HITNER AND HUSBAND, CHARLES HITNER

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

PHYLLIS BROWN , TRUSTEE OF THE F.R. LANGLEY FAMILY TRUST

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof.

This is improved property known as CRUTCHFIELD AVE. (200 & 208), NASHVILLE, TENNESSEE 37210

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 14 day of June, 2001.

Evelyn Greer Hitner
EVELYN GREER HITNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Charles G. Hitner
CHARLES HITNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named EVELYN GREER HITNER, AND CHARLES HITNER the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and office seal at the office this 14th day of June, 2001.

Anna B. Everton
NOTARY PUBLIC

My Commission expires:
7/26/2003

Land in Davidson County, Tennessee, described according to a survey made by Allen R. Trumbo, Tennessee No. 1127, dated May 11, 2001, and recorded as instrument # 20010530-0055732 , said Register's Office.

Beginning at an iron rod situated at the southeast intersection of Crutchfield Avenue and Hill Avenue, 16th Councilmanic District of Nashville, Davidson County, Tennessee.

Thence, with the northerly margin of Hill Avenue, S 66deg45min00sec E, a distance of 178.75 feet to an iron rod;

Thence, leaving said street along the westerly boundary of the W. B. Kincade property recorded in Book 5127, Page 178, the United Power Service Property of record in Book 10031, Page 370, and the James Wilde property of record in Book 20010124, Page 7468, R.O.D.C., Tennessee, S 23deg15min00sec W, a distance of 577.56 feet to a concrete monument;

Thence, along the northerly line of the Tennessee Prepatory School property, N 49deg48min30sec W, a distance of 180.68 feet to an iron situated in the easterly margin of Crutchfield Avenue;

Thence, with said road, N 22deg36min14sec E, a distance of 524.95 feet to the point of beginning and containing 96826.11 square feet or 2.22 acres of land more or less.

Being the same property conveyed to Evelyn Greer Hitner of record in Book 4440, page 377, and corrected in Book 4968, page 195, Book 4447, page 602, and corrected in Book 5010, page 821, Book 5030, page 252, Register's Office for Davidson County, Tennessee.

EXHIBIT "A"