Davidson County DEEDQC
Recvd: 06/22/01 10:09 2pgs
Fees:10.00 Taxes:0.00
20010622-0066229

THIS INSTRUMENT PREPARED BY:
JAMES L. SMITH, ATTORNEY AT LAW
315 WEST MAIN STREET, SUITE 112
HENDERSONVILLE, TN 37075
PREPARED FROM INFORMATION PROVIDED BY OTHERS.

PICK-UP

MAP, GROUP, PARCEL -- Map 061, Group 14, Parcel 108.00

QUITCLAIM DEED

NEW OWNER:
LENA H. WARNER, WINFRED WARNER &
MICHAEL D. WARNER
156 Gates Dr.
Hendersonville, TN 37075

SEND TAX BILL TO:
ERIKA HINES
804 Oak St.
Nashville, TN 37216

STATE OF TENNESSEE - COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ NONE.

AFFIANT

Subscribed and sworn to before me this 31st day of May, 2001.

My Commission Expires: 11-12-2002.

NOTARY PUBLIC

JAMES L. SMITH NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, ERIKA HINES, Grantor, has this day bargained and sold and does hereby convey and quitclaim unto LENA H. WARNER and husband, WINFRED WARNER and MICHAEL D. WARNER, the Grantees, all her estate, right, title, interest and claim in and to certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to wit:

Tract# 1

LAND in Davidson County, Tennessee, being Lot No. 2 Baxter Heights S/D, of record in Book 2083, page 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 100 feet on the southerly side of Oak Street and runs back 154.06 feet on the westerly line and 154.56 feet on the easterly line to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to LONAS C. HINES & wife, ERIKA HINES by deed from CHARLES PHILLIPS and E. R. PHILLIPS, of record in Book 2333, page 203, Register's Office for Davidson County, Tennessee.

Tract# 2

LAND in Davidson County, Tennessee, being part of Lot No. 74 on the Plan of Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for said County and being more particularly described as follows:

BEGINNING in the dividing line between Lots Nos. 73 and 74 at a point 335 feet west of the westerly margin of Burrus Street, said point being the southwesterly corner of a tract conveyed to Jesse H. Read et ux, by deed from Jesse Read et al, of record in Book 5388, page 644, said Register's Office; thence westwardly 100 feet along said dividing line to a point, being the southeasterly corner of a tract conveyed to James H. Rimlinger et ux, by deed from Jesse Read et al, of record in Book 5388, page 642, said Register's Office; thence in a northerly direction approximately 201 feet to a point in the dividing line between Lots Nos. 74 and 75, said point being the southwesterly corner of a lot conveyed to Lonas C. Hines et ux, by deed from Charles Phillips and E. R. Phillips, of record in Book 2333, page 203 said Register's Office; thence eastwardly 100 feet along Hines southerly boundary to a point, being Hines southeasterly corner; thence in a southerly direction approximately 201 feet to the point of beginning.

BEING the same property conveyed to LONAS CECIL HINES and wife, ERIKA HINES by deed from JESSE READ et ux, LEONA READ, LONAS CECIL HINES et ux, ERIKA HINES and JAMES H. RIMLINGER et ux, JUDITH RIMLINGER of record in Book 5388, page 640, Register's Office for Davidson County, Tennessee.

LONAS C. HINES and LONAS CECIL HINES being the same person that died on the 6th day of September, 2000.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25 day of May, 2001,

Erika C. Hines.
ERIKA HINES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared ERIKA HINES, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this the 25 day of May, 2001.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires March 23, 2002