THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 06/25/01 08:05 2pgs
Fees:11.00 Taxes:61.98
20010625-0066532

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Hansel R. Davenport 4831 Brick Church Pike Goodlettsville, TN 37072	Same as New Owner	Map 24 Parcel 60.01

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JOYCE A. BARRY a/k/a JOYCE A. BARRY TIDWELL and husband, THOMAS TIDWELL, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto HANSEL R. DAVENPORT, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A small tract of land in the 10 th Civil District of Davidson County, Tennessee, located on the east side of Brick Church Pike about one mile northeast of Shaw Road; being Lot No. 2 of an unrecorded plan of C. H. Phelan property, described as follows:

BEGINNING at a point in the center of Brick Church Pike, corner to Lot No. 1; thence running south 37 deg. West 95 feet with the center of said Brick Church Pike to a point; corner of Lot No. 3; thence with the northerly margin of Lot No. 3 South 46 deg. East 180 feet to a stake; thence North 36 deg. East 84 feet to a stake; thence North 42 deg. 40 min. West 180 feet to the point of beginning, containing 0.35 acre, according to a survey made by C. J. Carney, Surveyor, made the 5 th day of February, 1963.

BEING the same property conveyed to Joyce A. Barry and Thomas Tidwell, as tenants in common with right of survivorship, by Quitclaim Deed from Joyce A. Barry of record in Book 11451, page 978, Register's Office for Davidson County, Tennessee. And, the said Joyce A. Barry having since married Thomas Tidwell, and she is now known as Joyce A. Barry Tidwell.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

Also conveyed herein is a 1984 Willow Creek manufactured home bearing Manufacturer's Vehicle Identification Number TW1ALBS108690 situated thereon and permanently affixed to the land described herein and made a part of the real property. Further, the GRANTORS represent, covenant, and agree that the manufactured home on the land is to remain on the land and has been (or will be) permanently affixed to the land described herein, so as to become a part of the real property.

The current mailing address for said property is 4831 Brick Church Pike, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized

and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2001, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to an Easement Agreement of record in Book 5367, page 523, said Register's Office.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Joyce A. Barry

Joyce A. Barry Tidwell

JOYCE A. BARRY
a/k/a JOYCE A. BARRY TIDWELL

Thomas Tidwell

THOMAS TIDWELL

"GRANTEES"

Hansel R Davenport

HANSEL R. DAVENPORT, a single man

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOYCE A. BARRY a/k/a JOYCE A. BARRY TIDWELL and husband, THOMAS TIDWELL, and HANSEL R. DAVENPORT, a single man, 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, at office, this the 21st day of June, 2001.

Patsy C. Davidson

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $16,750.00

Hansel R Davenport

Affiant

Sworn to and subscribed before me, this the 21st day of June, 2001.

Patsy C. Davidson

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001