WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/16/01 15:37 3pgs
Fees:18.00 Taxes:407.00

20010716-0075379

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 407000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 2001

Notary Public

MY COMMISSION EXPIRES: March 23, 2002

My Commission Expires MAR. 23, 2002

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Mullins (NAME)	SAME AS NEW OWNER (NAME)	MAP 42-9
327 Oak Meadow Lane ~~905 Old Hickory Blvd., West~~ (ADDRESS)	(ADDRESS)	PARCEL 6
Mt. Juliet, ~~Madison~~ TN 37122 ~~37115~~ (CITY) (STATE) (ZIP)	(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 Steven T. Mullins and Gary K. Mullins ~~as Devisees under the Will of Dorothy K. Mullins, deceased and JAMES RAY MULLINS AND REBECCA M. HUNT, AS DEVISEES UNDER SAID * * WILL AND AS CO-EXECUTORS OF ESTATE OF DOROTHY K. MULLINS~~ HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Mullins

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:

A tract of land in the 11th Civil District of Davidson County, Tennessee, more particularly described according to a survey by Wayne B. Cooper, Sr., Surveyor, Certificate No. 17, dated April 3, 1972, described as follows: BEGINNING at a point in the southerly margin of Old Hickory Boulevard, corner to the Bates property; thence following the margin of Old Hickory Boulevard, South 78 deg. 30' East 139.6 feet to an iron pin in the margin of the Road, and corner with St. Luke Presbyterian Church; thence with the line between this tract of land and said Church, South 2 deg. 30' West 368.6 feet to an iron pin in the Moss property; thence North 78 deg. 30' West 139.6 feet to an iron pin in fence line, and corner with Bates property; thence with the line between this property and the Bates property; North 2 deg. 30' East 368.6 feet to the point of beginning, and containing 1.18 acres, more or less.

Being the same property conveyed to Dorothy Kemper Mullins by deed from J. T. Kemper and E. M. Kemper dated April 25, 1972 and recorded in Book 4596, Page 748, Register's Office for Davidson County, Tennessee. The said Dorothy Kemper Mullins having since died and by her Last Will and Testament, a certified copy of which is of record as Instrument No. 20010716-0075378 in the Register's Office for Davidson County, said property was devised to her children as follows: Steven T. Mullins, Gary K. Mullins, Rebecca M. Hunt and James Ray Mullins.

THIS CONVEYANCE IS MADE SUBJECT TO RIGHT-OF-WAY DEED FOR HIGHWAY PURPOSES FROM DOROTHY KEMPER MULLINS TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 4825, PAGE 372, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE IN FAVOF OF METROPOLITAN GOVERNMENT OF NASHVILLE AND

CONTINUED

unimproved ( )
This is improved (X) property, known as 905 Old Hickory Blvd., West, Madison, TN 37115
(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 12th day of July 2001

Steven T. Mullins, Devisee

James Ray Mullins, Devisee and Co-Executor

Gary K. Mullins, Devisee

Rebecca M. Hunt, Devisee and Co-Executor

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 Steven T. Mullins and Gary K. Mullins as Devisees under the Will of Dorothy K. Mullins, deceased and James Ray Mullins and Rebecca M. Hunt as Devisees under said Will and further as Co-Executors of said Will.

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 Madison, Tennessee, this 12th day of July, 2001.

Commission expires March 23, 2002

Notary Public

DAVIDSON COUNTY

My Commission Expires MAR. 23, 2002

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

LEGAL DESCRIPTION CONTINUATION

DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 6391, PAGE 619, SAID REGISTER'S OFFICE.