Davidson County DEEDWARR
Recvd: 08/01/01 08:47 2pgs
Fees:13.00 Taxes:466.20

20010801-0081282

Box 44

THIS INSTRUMENT PREPARED BY:
George V. 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 $126,000.00.

Andra J. Hedrick
Affiant

Subscribed and sworn to before me, this 31 day of ~~June~~, 2001.

Notary Public

My Commission Expires: 10/25/2002

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Andra J. Hedrick	Union Planters Bank	
848 Argyle Avenue	P. O. Box 2282	105-5-501
Nashville, TN 37203	Memphis, TN 38101	16W 15015

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILIP S. SEGRAVES**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ANDRA J. HEDRICK**, hereinafter called the Grantee, her 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. 28 on the Plan of Fairview Addition to Nashville, of record in Book 57, page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Philip S. Segraves by deed from Katherine L. Colson and husband, William M. Colson, of record in Book 11043, page 933, 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.

Subject property is not the usual place of residence of the Grantor or his spouse.

This conveyance is made subject to:

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

2. Matters shown on the Plan of record in Book 57, page 94, Register's Office for said County.

This is improved property known as 848 Argyle Avenue, Nashville, TN 37203.

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, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 31st day of July, 2001.

Philip S. Segraves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PHILIP S. SEGRAVES**, unmarried, 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 31st day of July, 2001.

Notary Public

My Commission Expires: 10/25/2003