Prepared by:
Amy Cross Nance
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Raychel Hinson by Dorothy Hinson attorney in fact
Affiant

Subscribed and sworn to before me, this 27 day of July 2001.

Notary Public
My commission expires: 04/20/03

Davidson County DEEDWARR
Recvd: 08/01/01 09:18 2pgs
Fees:12.00 Taxes:518.00

20010801-0081307

Address of New Owner:	Send Tax Bills to:	Tax Information
Raychel Hinson 4402 Dakota Avenue Nashville TN 37209-0000	Same	91-16/134.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Kenneth L. Oakes an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Raychel Hinson a married person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 303 on the Plan of Block 15 on the Plan of Charlotte Park, 1st Addition of record in Plat Book 57 page 103 Register's Office for Davidson County, Tennessee to which referenced is hereby made for a more complete description.

Being the same property conveyed to Kenneth L .Oakes by deed from Irene R. Grau, unmarried of record in Book 10411 page 144 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2001 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of record in Book 57 Page 103, Register's Office for Davidson County, Tennessee

This property is improved property known as 4402 Dakota Avenue, Nashville, Tennessee 37209-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 27th day of July, 2001.

Kenneth L. Oakes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth L. Oakes, 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 Brentwood, Tennessee, this 27th day of July, 2001.

Notary Public

My Commission expires: 04/20/03

