PICK-UP

STATE OF TENNESSEE)
COUNTY OF Davidson)

Davidson County DEEDWARR
Recvd: 08/08/01 11:29 3pgs
Fees:23.00 Taxes:259.00
20010808-0085279

The actual consideration for this transfer is $ 70,000.00 .

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00
Teresa Whitesell
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August 2001.
Brenda M. Wells
Deputy Register

My Commission expires: _____

This instrument was prepared by:

JAMES H. FLOOD, # 16091
Attorney at Law
122 Public Square
Lebanon, TN 37087
(615) 449 - 6126

Address New Owner as follows:	Send Tax Bills	Map-Parcel Numbers:
Teresa Whitesell, Anne Whitesell	Teresa Whitesell	72-6
1030 Iverson Ave.	1030 Iverson Ave.	35
Nashville, TN 37216	Nashville, TN 37216	

WARRANTY DEED AND AFFIDAVIT OF HEIRSHIP

KNOW ALL PERSONS, by this presents that the undersigned **GWYNNE E. HOAGLAND,** sole heir of **CHARLES W. HOAGLAND,** Deceased, hereinafter called the Grantor, for adequate consideration, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto **TERESA WHITESELL and ANNE WHITESELL,** as tenants in common with right of survivorship, all right, title and interest owed by the undersigned in a certain tract or parcel of improved land in Davidson County, Tennessee being more particularly described on *Exhibit A* attached hereto and incorporated herein by this reference.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

2001 taxes shall be paid by the Grantees **TERESA WHITESELL and ANNE WHITESELL.**

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees as tenants in common with right of

survivorship forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantees and assigns, against the lawful claims of all persons whomsoever.

The undersigned grantor is the sole heir at law of **CHARLES W. HOAGLAND**, deceased, being first duly sworn according to the law, declares as follows:

1. The property described on *Exhibit A* was vested in my parents, **CHARLES W. HOAGLAND and wife, CORDELIA S. HOAGLAND**, as tenants by the entirety.

2. My Mother, **CORDELIA S. HOAGLAND**, died in 1988, leaving my Father alone vested with title to the subject property. He, **CHARLES W. HOAGLAND**, died on September 30, 1995 in Davidson County, Tennessee.

3. There was born to my parents one (1) child, namely the undersigned **GWYNNE E. HOAGLAND**, duly appointed Administrator of the Estate of **CHARLES W. HOAGLAND**, deceased, in the matter of In the Estate of Charles W. Hoagland, Davidson County Probate Court # 95P-1684. Neither of my parents, **CHARLES W. HOAGLAND** and **CORDELIA S. HOAGLAND**, ever had any other children except the undersigned.

4. Upon the death of my Father, **CHARLES W. HOAGLAND**, who died intestate, title to the property described in *Exhibit A* was vested in his surviving child by operation of law. The undersigned grantor desires to and does herein convey his interest in the subject property absolutely and in fee simple to **TERESA WHITESELL and ANNE WHITESELL**, as tenants in common with right of survivorship.

DATED this 18 day of July, 2001.

Gwynne E. Hoagland
GWYNNE E. HOAGLAND

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public, in and for the state and county aforesaid, **GWYNNE E. HOAGLAND**, with whom I am personally acquainted, and who acknowledged to me the execution of the within instrument for the purposes contained therein contained and, further, who subscribed to such instrument and swore to the matter therein contained before me under oath.

WITNESS MY HAND AND OFFICIAL SEAL, this the 18 day of July, 2001.

James H. Thomas
NOTARY PUBLIC

My Commission expires: 12/15/03

JAMES H. THOMAS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

EXHIBIT A

The following describes a certain tract or parcel of land, in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 63 on the Map of Maynor Place, as of record in Book 843, Page 24, Register's Office for Davidson County, Tennessee.
Said Lot No. 63 fronts 60 feet on the south side of Iverson Avenue and runs back between parallel lines 160 feet to a dead line.

BEING the same property convey from **THOMAS GUY BROWN and wife, RUTH WELLBORN BROWN** to **CHARLES W. HOAGLAND and wife CORDELIA S. HOAGLAND**, by Warranty Deed dated June 22, 1946, and of record in Book 1403, Page 418, Register's Office for Davidson County, Tennessee.