Davidson County DEEDWARR
Recvd: 08/13/01 14:39 1pgs
Fees:13.00 Taxes:429.20

20010813-0087196

WARRANTY DEED

DAVIS-H01434

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF July, 2001.

Notary Public

My Commission Expires:

GEORGE R. WOODS JR. NOTARY PUBLIC SUMNER COUNTY, TN EXP. 7/23/02

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sarah N. Davis	Same	105-13-169
2110 11th Ave. South		
Nashville, TN 37204		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MARK RANDALL HULSE UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SARAH N. DAVIS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of McAlister Property, of record in Plat Book 421, page 10, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Mark Randall Hulse, by Deed from Wilson Enterprises, Inc., executed on March 27, 1997, and filed for record on April 8, 1997, in Book 10409, page 438, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved
(X) improved property know as 2110 11th Ave. South, Nashville, Tennessee 37204 .

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, their 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 that 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 GRANTEE, 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/our hand(s) this 30th day of July, 2001 :

Mark Randall Hulse

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 MARK RANDALL HULSE UNMARRIED, 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 30th day of July, 2001.

Notary Public

My Commission Expires:

GEORGE R. WOODS JR. NOTARY PUBLIC SUMNER COUNTY, TN EXP. 7/23/02