PICK-UP

Davidson County DEEDWARR
Recvd: 08/17/01 10:05 2pgs
Fees:13.00 Taxes:410.70
20010817-0089046

THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Anna C. Felts 114 Newcastle Court Goodlettsville, TN 37072	Same	Map 02607 Parcel 0-059-00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, **Thomas R. Hancock and Katherine P. Hancock, as co-tenants,** the receipt of which is hereby acknowledged, have this day bargained and sold, and do hereby transfer and convey unto the said, the Grantee herein **Anna C. Felts, an unmarried person**, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 237 on the Plan of Windsor Green, Phase 2, Section 1, of record in Book 6250, Page 989, Register's Office for Davidson County, Tennessee.

SAID Lot No. 237 fronts 39 feet on the northwesterly margin of Newcastle Court and extends back 89.97 feet on the northeasterly line and 100.50 feet on the southerly line to a broken line in the rear measuring 175.64 feet thereon.

Being the same property conveyed to Thomas R. Hancock and Katherine P. Hancock as Co-Tenants without rights of survivorship, by deed from Trustees of the Thomas and Katherine Hancock Revocable Living Trust of record as 20010427-0042492, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $111,000.00
Subscribed and sworn to before me this 1st of August, 2001.
My Commission Expires: 3/27/04

Anna C. Felts
Affiant

Judy Collis
Notary Public

NOTARY PUBLIC AT LARGE STATE

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 1st day of August, 2001.

Linda L Driver

Linda L. Driver, Co-attorney in Fact for Thomas R. Hancock and Katherine P. Hancock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **LINDA L. DRIVER,** the within named bargainor, 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 Goodlettsville, Tennessee, this the 1st day of August, 2001.

Judy Callis

NOTARY PUBLIC

My Commission Expires: 3/27/04

Witness our hands this 1st day of August, 2001.

Judith L. Etzel

Judith L. Etzel, Co-attorney in Fact for Thomas R. Hancock and Katherine P. Hancock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **JUDITH L. ETZEL,** the within named bargainor, 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 Goodlettsville, Tennessee, this the 1st day of August, 2001.

Judy Callis

NOTARY PUBLIC

My Commission Expires: 3/27/04