Davidson County DEEDWARR
Recvd: 08/22/01 15:16 2pgs
Fees:13.00 Taxes:81.77
20010822-0090856

This Instrument Prepared By:
Mary Frances Rudy
2000 Glen Echo Road, Suite 209
Nashville, TN 37215

Return To:
Rudy Title and Escrow
2000 Glen Echo Road, Suite 209
Nashville, TN 37215

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS:
James Alonzo Sowell 1804 Brookvalley Place Mt. Juliet, TN 37122	SAME	105-03-308

For good and valuable consideration received, **Peggy D. Mathes, Administrator, of the Estate of Ocie Temple Haynes** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being Docket No. 01P-463 unto the Grantee, **James Alonzo Sowell**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Ocie Haynes**, deceased, described as follows:

Being Lot No. 127, Resubdivision of of D. F. Wilkin Properties, of record in Plat Book 421, Page 148, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ocie Haynes by Last Will and Testament of Susie Nixon of record in Will Book 72, Page 25, Davidson County, Tennessee.

This is improved property known as 1239 First Avenue South, Nashville, Tennessee

Said Property is conveyed subject to restrictions and easements of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Administrator of the Estate of Ocie Temple Haynes its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 14th day of August, 2001.

Peggy D. Mathes, Adm.
Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of August, 2001, before me personally appeared, Peggy Mathes, Administrator of the Estate of Ocie Temple Haynes to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Ocie Temple Haynes, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 14th day of August, 2001.



My commission expires: 3-29-04

Jeanette Ruddy
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer
$22,100.00

Peggy O. Mathes, Adm.
AFFIANT

Sworn and subscribed before me, this
14th day of August, 2001.

Jeanette Ruddy
NOTARY PUBLIC

