#1604-2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/10/01 11:01 2pgs
Fees:13.00 Taxes:345.95

20011010-0110346

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September 2001

Notary Public

MY COMMISSION EXPIRES: 3.2.2

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHYLLIS J. SWEAT (NAME)	"NEW OWNER" (NAME)	MAP 102-03-0
614 Galaxie Drive (ADDRESS)	(ADDRESS)	PARCEL 027.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB #08DA-33750

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LILLIE G. HUBBELL, an unmarried woman, and PATRICIA F. GRAY, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHYLLIS J. SWEAT, a single individual

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 1046 on the Plan of Charlotte Park, Section 14, as of record in Book 3300, Pages 29 and 30, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Martha L. S. Terry, by Deed from Bertie Lee Petty and Myrtle B. Nichol, of record in Book 4251, Page 128, Register's Office for Davidson County, Tennessee. The said Martha L. S. Terry having since died. The Will of Martha L. Terry of record in Will Book 169, Page 415, Probate Court Clerk's Office of Davidson County, Tennessee, devised said property to Lil Hubbell. See Order of Probate Docket #93807, of record in Minute Book 337, Page 675, Probate Court Clerk's Office of Davidson County, Tennessee. Martha L. S. Terry being one and the same person as Martha L. Terry. And further conveyed to Lillie G. Hubbell and Patricia F. Gray, as tenants in common with right of survivorship, by Quitclaim Deed from Lee A. Cohen, Trustee, of record as Instrument No. 200005230051758, Register's Office for Davidson County, Tennessee. Lil Hubbell being one and the same person as Lillie G. Hubbell.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public

CONTINUED

unimproved ( )
This is improved (X) property, known as 614 Galaxie Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, 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 our hand s this 27th day of September, 2001

Lillie G. Hubbell
LILLIE G. HUBBELL

Patricia F. Gray
PATRICIA F. GRAY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LILLIE G. HUBBELL, an unmarried woman, and PATRICIA F. GRAY, an unmarried woman

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 NASHVILLE, Tennessee, this 27th day of September, 2001.

Commission expires 4/10/05

Notary Public

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

utilities applicable to this property; and taxes for the current year which have been prorated and paid by the parties herein.