Davidson County DEEDWARR
Recvd: 10/11/01 12:24 2pgs
Fees:13.00 Taxes:2035.00
20011011-0110890

This Instrument Prepared By:
Kathryn H. Pennington
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Richard W. Henderson and Cynthia M. Henderson 1039 Lynnwood Blvd. Nashville, Tennessee 37205	Same	Map 130-14 Parcel 32

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **WALTER F. EVANS** and wife **GRACE ~~G. EVANS~~** ("Grantors"), have bargained and sold, and by these presents do transfer and convey to **RICHARD W. HENDERSON and spouse, CYNTHIA M. HENDERSON** ("Grantees"), their heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot No. 34 on the Plan of Chickering Hills, Section 1 of record in Plat Book 2331, Page 8, Register's Office for said County.

Beginning on the westerly margin of Lynnwood Boulevard at the corner of Lots Nos. 34 and 35; thence with the line between said two lots southwestwardly 466 feet; thence south 5° 12' west 108.5 feet; thence south 59° 28' east 186.7 feet to the corner of lot Nos. 33 and 34; thence with the line between said two lots northwestwardly 399 feet to the westerly margin of Lynnwood Boulevard; thence with same northwestwardly 155 feet to the beginning.

Being the same property conveyed to Walter F. Evans and wife, Betty Q. Evans, by Warranty Deed from Mary Dozier Vess, of record in Book 2493, Page 591, Register's Office for Davidson County, Tennessee, the said Betty Q. Evans having died on November 22, 1998 leaving Walter F. Evans as the sole remaining owner.

A new legal description was not prepared for this transaction. The legal description is the same as the previous deed of record.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns, forever.

The Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the said Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Subject to all matters as shown on the Plan of record in Plat Book 2331, Page 8, said Register's Office.

(2) 2001 taxes, a lien due and payable, which have been prorated at closing and assumed by Grantees.

(3) Restrictions of record in Book 2331, page 8 and in Book 2335, page 606, said Register's Office.

(4) Affidavit of Inheritance of record in Book 11582, page 633, said Register's Office.

This is improved property commonly known as 1039 Lynnwood Boulevard, Nashville, Tennessee 37205.

The Grantors further covenant to warrant and forever defend the title to the Property to the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 8th day of October, 2001.

Walter F. Evans
Walter F. Evans

The undersigned, Grace ~~G. Evans~~, joins in the conveyance for the purpose of conveying any marital interest, if any, she may have in the subject property.

Grace G. Grissom
Grace ~~G. Evans~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, **Walter F. Evans and Grace ~~G. Evans~~,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 8th day of October, 2001.

Notary Public

My Commission Expires: 5/20/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Sworn to and subscribed before me this 8th day of October, 2001.

Notary Public

My Commission Expires:

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JUL 31, 2004