WARRANTY DEED

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,500.00

Julia A. Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th Day of October, 2001

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 321 West Main Street Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia A. Hall and Cheryl Camille Hall	Union Planters Bank, NA	Map 53-03-0
(NAME) 1406 Berry Street	(NAME) P.O. Box 2282	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Memphis, TN 38101	Parcel 097.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we, **Eunita F. Denton, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Julia A. Hall, married and Cheryl Camille Hall, married, as joint tenants with right of survivorship** hereinafter called the GRANTEE(S), 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. 164, Section C, Village of Old Hickory, as shown on the plan recorded July 16, 1948, in Book 1424, page 66, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas E. Floyd and wife, Eunita S. Floyd by Warranty Deed of record in Book 1780, page 510, Register's Office of Davidson County, Tennessee. The said Thomas E. Floyd having since died. Eunita S. Floyd now known as Eunita F. Denton.

Subject to and/or reserving one (1) permanent easment; twelve and three-tenths (12.3) feet wide, more or less, for utilities and one (1) special easmement five (5) feet wide for open ditch; and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements, are expressly reserved to the Grantor. If special easement is abandoned for the purpose for which the same has been dedicated, all rights thereunder will teminate and such special easement may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.

This is unimproved ( )
improved(x) property, known as 1406 Berry Street Old Hickory TN 37138
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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(S), 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 12th Day of October, 2001.

Davidson County DEEDWARR
Recvd: 10/15/01 11:10 2pgs
Fees:13.00 Taxes:275.65
20011015-0111986

Eunita F. Denton
Eunita F. Denton

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Eunita F. Denton, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th Day of October, 2001.

NOTARY PUBLIC

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

MY COMMISSION EXPIRES: 7-23-05