WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/24/01 15:03 2pgs
Fees:13.00 Taxes:185.00

20011024-0116480

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th Day of October, 2001.

Notary Public

MY COMMISSION EXPIRES: July 24, 2004

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 613 Potomac Place, Suite 201 Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry N. Vanatta and Belinda C. Vanatta	Franklin National Bank	Map 61
(NAME) 3730 Clarksville Pike ~~4020 Hutson Ave~~	(NAME) 230 Public Square	Group C
(ADDRESS) Nashville, TN ~~37216~~ 37218	(ADDRESS) Franklin, TN. 37064	Parcel 67
(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, **Agnes Christine Mason**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jerry N. Vanatta and wife, Belinda C. Vanatta** 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 all of Lot No. 217, MAPLEWOOD HEIGHTS, 2ND SUBDIVISION, according to the plat thereof, recorded in Plat Book 547, Page 103 AND 104 of the Register's Office of DAVIDSON County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Said Lot No. 217 fronts 100 feet on the westerly margin of Hutson Avenue and runs back between lines 300 feet to a dead line, which measures 100 feet.

Being the same property conveyed to E. E. Mason and wife, Agnes Christine Mason by Warranty Deed of record in Book 5352, page 943, Register's Office of Davidson County, Tennessee. E.E. Mason is now deceased, leaving Agnes Christine Mason as his only heir at law.

Subject to any and all matters as shown on plat of record in Plat Book 547, page 103; all of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(X) property, known as 4020 Hutson Ave Nashville TN 37216
(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 16th Day of October, 2001.

Agnes C Mason
Agnes Christine Mason

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Agnes Christine Mason, 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 16th Day of October, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-15-04

REBECCA A. DOHODA
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE