02

Realty 48A

Prepared by:
Realty Title & Escrow
Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $165,750.00

Affiant

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30TH 2004

Subscribed and sworn to before me, this 30th day of November, 2001.

Notary Public
My commission expires: 05/30/04

Address of New Owner:	Send Tax Bills to:	Tax Information
Randall E. Hoag 2556 Johnson Ridge Road Antioch TN 37013	1st Trust Bank For Savings P.O. Box 17257 Memphis, TN 38187-0257	149-6 150.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gwendolyn Sims-Davis, an unmarried person, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Randall E. Hoag and wife, Nancy A. Hoag, hereinafter called the Grantees, their successors 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. 43 on the Plan of Oakwood Subdivision, Phase Six, Section Two, of record in Book 7900, Page 626, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Gwendolyn Sims-Davis, an unmarried person by deed from Centex Real Estate Corporation, dated May 16, 1994, recorded in Book 9351, Page 633, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2556 Johnson Ridge Road, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 30th day of November, 2001.

Gwendolyn Sims-Davis

Davidson County DEEDWARR
Recvd: 12/06/01 14:50 2pgs
Fees:13.00 Taxes:576.28

20011206-0134584

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gwendolyn Sims-Davis, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 30th day of November, 2001.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/30/04

