FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/01 13:58 2pgs
Fees:13.00 Taxes:240.50
20011219-0140140

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Tamika L Derrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December 20 01

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tamika L. Derrick	Union Planters Bank, N.A.	MAP #8-8
(NAME)	(NAME)	
3218 Hinkle Drive	7130 Goodlett Farms Parkway	PARCEL #313
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Cordova, TN 38016	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Jimmy V. Haynes, Montoya Haynes Porter, and Maurice L. Haynes, Sole Heirs of the Estate of James A. Haynes and Myra E. Wallace, f/k/a Myra Ellise Myers * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tamika L. Derrick, an unmarried person

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. 9 on Hinkle Drive, as shown on the Bordeaux Hills Addition Plan, of record in Book 4460, Page 9, Register's Office for said County.

BEING the same property conveyed to James A. Haynes and wife, Myra E. Haynes by deed from Elva Hines and husband, Burleigh Hines of record in Book 4746, Page 557, said Register's Office. See also Final Decree of record in Book 11659, Page 237, Register's Office for said County. The said James A. Haynes now being deceased and at the time of said death was unmarried and had three (3) Children Jimmy V. Haynes, Montoya Haynes Porter and Maurice L. Haynes, who are executing this document as the Sole Heirs of the Estate of James A. Haynes.

This conveyance is subject to Restrictive Covenants of record in Book 4495, Page 859, Register's Office for said County.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 4460, Page 9; and (3) Sewer Easement of record in Book 4488, Page 656, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3218 Hinkle Drive, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*Haynes and Myra E. Haynes and husband, George F. Wallace

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 14th day of December, 20 01

Jimmy V. Haynes

Maurice L. Haynes

Montoya Haynes Porter

Myra E. Wallace

George F. Wallace

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

The said George F. Wallace joins in this conveyance to convey any and all marital interest he may have in said property.

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 Jimmy V. Haynes, Montoya Haynes Porter, and Maurice L. Haynes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they are the Sole Heirs of the Estate of James A. Haynes and as such Sole Heirs, are authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of December, 2001.

My Commission Expires: 1/29/05

NOTARY PUBLIC

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 Myra E. Wallace and husband, George F. Wallace, 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 14th day of December, 2001.

My Commission Expires: 1/29/05

NOTARY PUBLIC

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.