WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/26/01 14:19 2pgs
Fees:13.00 Taxes:425.13

20011226-0141847

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 174,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF December 2001

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SONOMA COUNTY

My Commission Expires MAR. 23, 2002

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
First Farmers & Merchants Bank (NAME)	SAME AS NEW OWNER (NAME)	MAP 84-1
as Guardian for Edward L. Smith		PARCEL 99
~~827 Roseview Drive~~ (ADDRESS)	(ADDRESS)	
Columbia, TN ~~Nashville, TN 37206~~ (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, George D. Hulsey and wife, Rachel W. Hulsey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO First Farmers & Merchants Bank, of Columbia, Tennessee as Court Appointed Guardian for Edward L. Smith

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. 57 on the Plan of Rose Estates, as of record in Book 3600, Page 37, Register's Office for Davidson County, Tennessee.

Said Lot No. 57 fronts 75.65 feet on the easterly side of Roseview Drive and extends back 162.07 feet on the southerly line and 177.23 feet on the northerly line to a broken line in the rear on which it measures 113.68 feet.

AND INCLUDING ALL RIGHT AND INTEREST OF GEORGE D. HULSEY AND WIFE, RACHEL W. HULSEY IN AND TO A CERTAIN DRIVEWAY EASEMENT OF RECORD IN BOOK 5223, PAGE 574, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to George D. Hulsey and wife, Rachel W. Hulsey by Warranty Deed from Carl Batson and wife, Bettye Batson of record in Book 3801, Page 736, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUIDLING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF ROSE ESTATES, OF RECORD IN BOOK 3600, PAGE 37, SAID REGISTER'S OFFICE.

This is unimproved ( ) improved (X) property, known as 827 Roseview Drive, Nashville, TN 37206
(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 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 19th day of December 2001

George D. Hulsey

Rachel W. Hulsey

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 George D. Hulsey and wife, Rachel W. Hulsey,

the bargainor s, 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 Madison, Tennessee, this 19th day of December, LARGE 2001.

Commission expires March 23, 2002

Notary Public

DANIEL L. GREGOR NOTARY PUBLIC SUMNER COUNTY

My Commission Expires MAR. 23, 2002

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public