PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 01/07/02 10:49 2pgs
Fees:13.00 Taxes:551.30
20020107-0002035

W & I Ref:(ST) Title No: 43081
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Matthew W. Hafner Leslie K. Hafner 301 50th Avenue N. Nashville, Tennessee 37209	The Bank of Nashville 401 Church Street Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 091-15-224

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$149,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey Mart Kirksey and spouse, Daphne L. Kirksey,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew W. Hafner and spouse, Leslie K. Hafner** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of D.E. Rutherford's Subdivision of Block 10 of Charlotte Park Company's Addition, of record in Book 547, Page 164, Register's Office for said County.

Said Lot No. 1 fronts 60 feet on the westerly margin of 50th Avenue, North and extends back between parallel lines along the northerly margin of Nevada Avenue 155 feet to an alley.

Being the same property conveyed to Jeffrey Mart Kirksey and spouse, Daphne L. Kirksey by deed from Randy Banks and spouse, Janet Banks of record in Book 9894, Page 55, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Plat Book 547 Page 164, said Register's Office

This is improved property, known as: 301 50th Avenue North, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of January, 2002.

Jeffrey Mart Kirksey

Daphne L. Kirksey

State of TENNESSEE
County of DAVIDSON

On this 4th day of January, 2002 , before me the undersigned authority, personally appeared Jeffrey Mart Kirksey and Daphne L. Kirksey , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $149,000.00

Affiant

Sworn and subscribed before me this the 4th day of January, 2002

My Commission Expires: _____

Notary Public