WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 01/16/02 15:46 2pgs
Fees:13.00 Taxes:336.70

20020116-0006770

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,000.00

X Willie Rose Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE Bertie Jo White My Commission Expires October 29, 2003 STATE OF TENNESSEE

G-7543-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie Rose Hill (NAME)	New Owners (NAME)	MAP 42-9
402 Kemper Drive (ADDRESS)	(ADDRESS)	PARCEL 26
Madison, TN 37115 (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, Thomas William Pilkerton, Edith Pilkerton Rawls, and Margaret Pilkerton Stubblefield, being the heirs at law of the Estate of Christine M. Ragan, Deceased HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willie Rose Hill and Gwendolyn S. Bibbs

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. 101 on the Plan of Kemper Heights Subdivision, Section 1, as of record in Book 2331, Pages 65 and 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 101 fronts 90 feet on the northerly side of Kemper Drive, North, and extends back 321.6 feet on the westerly line and 322.8 feet on the easterly line, to a broken line in the rear on which it measures 169.9 feet.

Being the same property conveyed to Charles W. Ragan, and wife, Christine M. Ragan, by deed from Ollie N. Bell, and husband, H. B. Bell, of record in Book 4027, Page 219, Register's Office for Davidson County, Tennessee.

The said Christine M. Ragan having since died testate, with the said Charles W. Ragan having predeceased her. Pursuant to the Last Will and Testament of Edith Christine Ragan, being one and the same person as Christine M. Ragan, of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and filed in Volume 2309/423374, the subject property was devised to Thomas William Pilkerton, Edith Pilkerton Rawls, and Margaret Pilkerton Stubblefield.

Christine M. Ragan and Edith Christine Ragan being one and the same person.

unimproved ( )
This is improved (X) property, known as 402 Kemper Drive, Madison, TN 37115
(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 15th day of January, 2002

Thomas William Pilkerton

Margaret Pilkerton Stubblefield

Edith Pilkerton Rawls

DCTN01WC

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 Thomas William Pilkerton, Edith Pilkerton Rawls, and Margaret Pilkerton Stubblefield, being the heirs at law of the Estate of Christine M. Ragan, Deceased

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 Goodlettsville, Tennessee, this 15th day of January 2002

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

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