Davidson County DEEDQC
Recvd: 01/23/02 11:23 2pgs
Fees:17.00 Taxes:0.00

20020123-0009083

DEED

NEW OWNERS:	SEND TAX BILL TO:	MAP/PARCEL:
Adelaide Midkiff and Dana Elizabeth Midkiff Butler 4243 Samoa Drive Hermitage, TN 37076	SAME	MAP 75-6 PARCEL 78 PARCEL ID 07506007800

For and in consideration of love and affection and the sum of one dollars ($1.00), Adelaide Midkiff, the widow of Thomas W. Midkiff, has bargained and sold, and by these presents, does hereby transfer and convey her entire interest unto John C. Hess, Trustee, who for valuable consideration further conveys the entire interest received as Trustee to Adelaide Midkiff and Dana Elizabeth Midkiff Butler, as undivided tenants by the entirety, the following parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 311 on the Plan of Hermitage Estates, Section II, of record in Book 3700, Page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 311 fronts 93.0 feet on the easterly margin of Samoa Drive and runs back between lines measuring 133.3 feet on the southerly line and 155.5 feet on the northerly line, to a dead line in the rear measuring 62.45 feet.

Being the same property conveyed to Thomas W. Midkiff, now deceased, and wife, Adelaide Midkiff, by Deed from Malvin Homes, Inc., of record in Book 4159, Page 664, Register's Office for Davidson County, Tennessee.

This is improved property known as 4243 Samoa Drive.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns, forever.

We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as hereafter listed: NONE.

We further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Witness our hands this 23rd day of January, 2002.

Adelaide Midkiff

John C. Hess, Trustee

STATE OF TENNESSEE
COUNTY OF TENNESSEE

Personally appeared before me, Sandra E. Hess, a notary public at large for Tennessee, Adelaide Midkiff and John C. Hess, Trustee, the within named bargainors, and with whom I am personally acquainted, or who proved themselves to me upon the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes contained therein on behalf of the bargainors.

Witness my hand and official seal at Hermitage this 23rd day of January, 2002.

Sandra E. Hess
NOTARY PUBLIC
My commission expires: 3/27/04

The actual consideration or value, whichever is greater, for this transfer is $1.00.

Adelaide Midkiff

SWORN TO AND SUBSCRIBED before me this the 23rd day of January, 2002.

Sandra E. Hess
NOTARY PUBLIC
My commission expires: 3/27/04

THIS INSTRUMENT PREPARED BY:
JOHN C. HESS, ATTORNEY NO. 002412
JOHN C. HESS, P.C.
105 Bonnabrook Drive, Suite 105
Hermitage, Tennessee 37076
(615) 316-0049