CARLA C. MARTIN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

My Commission Expires 6/7/04

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th Day of January, 2002.

Carla C. Martin
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc. 175 East Main Street Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary R. Fletcher and Stephanie D. Fletcher	SAME AS NEW OWNERS	64-3B-54
(NAME)	(NAME)	
553 Robards Circle		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, STEVEN J. HISLOP and wife, LINDSEY L. HISLOP, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto GARY R. FLETCHER and wife, STEPHANIE D. FLETCHER, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being Lot no. 265 on the Final Plat of Brandywine Point, Phase Four, Section Two, a Planned Unit Development, as of record in Book 7900, pages 587 and 588, as amended in Book 9397, page 824, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steven J. Hislop and wife, Lindsey L. Hislop, by deed, dated April 16, 1998, from James E. West and wfie, Judy L. West, of record in Book 10892, page 474, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated.

This instrument is executed on behalf of Steven J. Hislop by his lawful Attorney-in-Fact, Lindsey L. Hislop pursuant to the power and authority vested in her by instrument filed for record in Instrument # 20020128-0011522, Register's Office, Davidson County, Tennessee.

unimproved ( )
This is x) property, known as 553 Robards Circle Old Hickory TN 37138
improved( )

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 my/our hand(s) this 24th Day of January, 2002.

Davidson County DEEDWARR
Recvd: 01/28/02 12:21 2pgs
Fees:13.00 Taxes:1628.00

20020128-0011523

Steven J. Hislop, By: Lindsey L. Hislop, Atty-in-Fact

Lindsey L. Hislop

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named, LINDSEY L. HISLOP, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 24th day of January, 2002.

CARLA C. MARTIN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Carla C Martin
NOTARY PUBLIC

My Commission Expires: 6/7/04

STATE OF TENNESSEE)
COUNTY OF SUMNER)

On this 24th day of January, 2002, before me, the undersigned, personally appeared Lindsey L. Hislop, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Steven J. Hislop and acknowledged that she executed the same as the free act and deed of Steven J. Hislop.

WITNESS my hand and official seal this 24th day of January, 2002.

Carla C Martin
NOTARY PUBLIC

CARLA C. MARTIN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 6/7/04