Davidson County DEEDWARR
Recvd: 02/01/02 15:51 2pgs
Fees:13.00 Taxes:303.40

20020201-0014635

# WARRANTY DEED

PATSI B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON CO., TENNESSEE

file# 43

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January 20 02.

Patsi B. Gregory
Notary Public

MY COMMISSION EXPIRES: 6-26-2002
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Harvey Epperson, Jr. (NAME) | NEW OWNER (NAME) | MAP #59-10-0 |
| 3808 Dubois Drive (ADDRESS) | (ADDRESS) | PARCEL #180 |
| Nashville, TN 37207 (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, Jannika Cannon, Administratrix of the Estate of James Edward Cannon a/k/a James E. Cannon and Jannika Cannon, individually, as the sole heir of James Edward * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harvey Epperson, Jr., married

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. 424 on the Plan of Haynes Manor, Section 3, as of record in Book 4175, Page 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 424 fronts 75.0 feet on the easterly side of DuBois Drive and extends back 162.6 feet on the northerly line and 155.0 feet on the southerly line to a dead line in the rear, measuring 75.4 feet thereon.

BEING the same property conveyed to James E. Cannon by Quitclaim Deed from Gladys H. Cannon, of record in Book 8339, Page 476, Register's Office for said County. See also deed of record in Book 4329, Page 792, said Register's Office. The said James E. Cannon now being deceased. The Grantor herein executes this instrument as Administratrix and Sole Heir of the Estate of James Edward Cannon pursuant to the authority granted by the Letters of Administration of record in the Probate Court of Davidson County, Tennessee, File No. 01P-507.

Jannika Cannon

This conveyance is subject to Restrictive Covenants of record in Book 4228, Page 685 and Book 4243, Page 869, Register's Office for said County.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 3808 Dubois Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*Cannon.

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 my hand this 24th day of January, 20 02

Jannika Cannon
Jannika Cannon, Administratrix of the Estate of James Edward Cannon

Jannika Cannon
Jannika Cannon, Individually

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Jannika Cannon

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 at _____, ~~Tennessee~~, this _____ day of January 20 02 .

Commission expires _____ _____ Notary Public

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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____ _____ Notary Public

STATE OF Virginia
COUNTY OF Spotsylvania

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jannika Cannon, Administratrix for the Estate of James Edward Cannon a/k/a James E. Cannon and individually, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is an Administratrix of the Estate of James Edward Cannon a/k/a James E. Cannon and as such Administratrix and individually, she is authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 24th day of January, 2002.

My Commission Expires: 30 September 2005 Tracey A. Collett
NOTARY PUBLIC

TRACEY A. COLLETT NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

LEGAL DESCRIPTION CONTINUATION

and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4175, Page 11, said Register's Office.