WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/05/02 08:18 2pgs
Fees:13.00 Taxes:443.63

20020205-0015464

G-7751-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
Cynthia Hale (NAME)	Same as New Owner (NAME)	MAP 52-8
1209 Blackfoot Court (ADDRESS)	(ADDRESS)	PARCEL 43
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, Geneva C. Casey, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cynthia Hale, unmarried, a one-half (1/2) undivided interest, and Stephen Karponai and wife, Margaret L. Karponai, a one-half (1/2) undivided interest, as *

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. 57 on the Plan of the Resubdivision of Sequoia Valley, Section Two, of record in Plat Book 4470, Page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Geneva C. Casey by deed from Harry Steven Shoemake and wife, Deborah A. Shoemake of record in Book 10087, Page 916, Register's Office for Davidson County, Tennessee.

Elsa S. Morris executes this instrument as Attorney-in-Fact on behalf of Geneva Casey, pursuant to the Power of Attorney recorded in Instrument No 20020205.0015463, Register's Office for Davidson County, Tennessee.

*tenants in common with right of survivorship, it being the further intent of the grantees that the one-half (1/2) undivided interest held by Stephen Karponai and wife, Margaret L. Karponai be treated as a tenancy by the entireties,

This conveyance is subject to any and all restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 1209 Blackfoot Court, 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 my hand this 30th day of January, 2002

Geneva C. Casey
By: Geneva C. Casey

Elsa S. Morris, Attorney-in-fact
by Elsa S. Morris, POA

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor_____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, _____.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State 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, a corporation, and that _____ as such _____ and _____ being authorized to do so, 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 in _____, Tennessee on this the _____ day of _____.

My Commission Expires: _____.

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of January, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ELSA S. MORRIS to me known to be the person who executed the foregoing instrument in behalf of GENEVA C. CASEY, and acknowledged that she executed the same as the free act and deed of the said GENEVA C. CASEY.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30th day of January, 2002.

My Commission Expires: 1-29-05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

My Commission Expires:_____