WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/02 14:58 2pgs
Fees:13.00 Taxes:233.10

20020305-0027577

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,000.00

Geraldine A. Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 2002

Mary Bernstein
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geraldine A. Allen (NAME)	The Bank of Nashville (NAME)	MAP 071-04
2617 A Woodyhill Drive (ADDRESS)	401 Church Street (ADDRESS)	PARCEL 041
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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, Charles Edward Hensley , Executor, Estate of Elizabeth Ann Hensley, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Geraldine A. Allen, Unmarried

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:

Being Lot No. 300 on the Map of Joywood Heights, Section 2 as of record in Book 1130, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 300 fronts 60 feet on the easterly side of Woodyhill Drive and extends back 193.2 feet on the northerly line and 193.3 feet on the southerly line to a dead line, measuring 60 feet thereon.

BEING the same property conveyed to James E. Hensley and wife, Ann Hensley by Warranty Deed from Jesse M. Ray, Jr. and wife, Estelle C. Ray of record in Book 3573, page 222, Register's Office for Davidson County, TN.
The said James E. Hensley having predeceased Ann Hensley. Ann Hensley having died testate on August 11, 2001, a resident of Davidson County, Tennessee. Pursuant to The Last Will and Testament of Elizabeth Ann Hensley of Volume No. 2151/395347 in The Probate Court of Davidson County, Tennessee, said property was devised to Charles Edward Hensley and Marshella Ann Moulton. The said Charles Edward Hensley executes this Instrument as Executor pursuant to The Last Will and Testament of Elizabeth Ann Hensley.

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.

Elizabeth Ann Hensley, and Ann Hensley, being one and the same person.

unimproved ( )
This is improved (X) property, known as 2617 A Woodyhill Drive, Nashville, TN 37207
(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. Whcrever 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 27th day of February 2002

Charles E Hensley

Charles Edward Hensley, Individually

Charles E Hensley Executor

Charles Edward HEnsley, Executor

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 Charles Edward Hensley

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 27th day of February, 2002.

Commission expires 10-25-03

Mary Ann Large
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 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