Davidson County DEEDWARR
Recvd: 03/19/02 10:31 2pgs
Fees:13.00 Taxes:666.00

20020319-0034048

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of March, 2002.

Notary Public

My Commission Expires: 8-14-05

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. MY COMMISSION EXPIRES AUG. 14, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kenneth C. VanHook, Jr. and Luella A. VanHook
2523 Sunset Place
Nashville, Tennessee 37212

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 104-150-110.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Anthony Ham, unmarried,** hereinafter referred to as Grantor, hereby transfers and conveys to **Kenneth C. VanHook, Jr. and wife, Luella A. VanHook,** hereinafter referred to as 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 the westerly part of Lot No. 23 on the plan of Sunset Park Subdivision, as of record at Book 332, Page 132, Register's Office for said County, described as follows:

Said westerly part of said Lot No. 23 fronts 48.0 feet on the southerly margin of Sunset Place (formerly "B" Street or Turner Avenue) and extends back between lines measuring 160 feet, more or less, thereon to a dead line in the rear, also being the northerly line of Lot No. 6 of said subdivision, on which it measures 40.0 feet.

Being the same property conveyed to James Anthony Ham by Quitclaim Deed from Susan Marie Ham of record in Book 8814, Page 893, Register's Office for Davidson County, Tennessee,.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 332, Page 132, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

Any matters that would be revealed by an accurate survey.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2523 Sunset Place, Nashville, Tennessee 37212.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 15th day of March, 2002.

James Anthony Ham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Anthony Ham, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of March, 2002.

Notary Public

8-14-05
My Commission Expires

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN MY COMMISSION EXPIRES AUG. 14, 2005

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