PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 03/28/02 13:32 3pgs
Fees:18.00 Taxes:175.75
20020328-0038395

W & I Ref(GJ) Title No: 43343
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bennie Ray Hackney Sara Jane Hackney 2800 Gallatin Road Nashville TN 37216	Same

TAX MAP-PARCEL NUMBERS: 71-15-102

SPECIAL WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$47,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **H.G. Hill Realty Company**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bennie Ray Hackney** and wife, **Sara Jane Hackney**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, situated in the 12th, formerly the 17th Civil District of said county; on the westerly side of the Dickerson Turnpike, and described according to a survey made by W. B. Southgate, on July 21, 1921, as follows:

Beginning at the northwest corner of Dickerson Turnpike and Ligon Lane, running thence with the westerly margin of said turnpike, northwardly 100 feet; thence North 85 degrees 40' West 175 feet to the easterly margin of an alley; thence with the easterly margin of said alley, southwardly 100 feet to the northerly margin of Ligon Lane; thence with the northerly margin of said lane, south 85 degrees 45' east 175 feet to the point of beginning.

Being the same property conveyed to H. G. Hill Realty Company, a corporation by deed from Nashville and American Trust Company, Trustee of record in Book 986, page 180, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years.

This is improved property, known as: 1302 Dickerson Pike, Nashville, Tennessee 37213

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming by or through the acts of grantor while in title to the property.

WITNESS THE EXECUTION HEREOF this 27th day of March, 2002.

H.G. Hill Realty Company

By: Wentworth Caldwell Jr.
Title: Chairman

H.G. Hill Realty Company

By: Celeste Patterson
Vice President

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared Wentworth Caldwell Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Chairman (or other officer authorized to execute this instrument) of **H.G. Hill Realty Company**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Tennessee this the 27th day of March 2002.

W. A. McMurray
Notary Public

My Commission Expires: July 27, 2002

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared Celeste Patterson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Vice President (or other officer authorized to execute this instrument) of **H.G. Hill Realty Company**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Tennessee this the 27th day of March 2002.

W. A. McMurray
Notary Public

My Commission Expires: July 27, 2002

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $47,500.00

Bennie Ray Hasbrouck
Affiant

Sworn and subscribed before me this the 27th day of November, 2002.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003