WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/09/02 15:51 2pgs
Fees:13.00 Taxes:62.90

20020409-0043763

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,000.00

Douglas A. Haley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 2002

NOTARY PUBLIC AT LARGE

Notary Public

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

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
Douglas A. Haley (NAME)	SAME (NAME)	MAP 043-12
116 Lanewood Court (ADDRESS)	(ADDRESS)	PARCEL 023
Nashville, TN 37211 (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, Lois Virginia Weaver Austin and Judy Batson and Betty Ann Tyree and Harold Weaver & Randall Weaver

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas A. Haley and Michael A. Herbert, Both 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. 11 on the Subdivision of Parts of Lots No. 6, 7 and 8 of the Anderson Estates, a plan of which is of record in Book 1835, page 121, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to James A. Weaver and wife, Ella Katherine Weaver by Installment Deed from John W. Anderson and wife, Clara W. Anderson of record in Book 2280, page 400, Register's Office for Davidson County, TN. The said Ella Katherine Weaver, having predeceased James A Weaver, whom has sinced died testate, a widower, and a resident of Davidson County, Tennessee, March 11, 2001. By Last Will and Testament of James A. Weaver, of record in Volume 1794/328899, Probate Court, Davidson County, Tennessee, the herein described property was devised to Harold Gordon Weaver, Lois Virginia Weaver Austin, and Betty Ann Tyree. The said Harold Gordon Weaver, having since died, leaving as his only heirs at law, Harold Weaver, Randall Weaver, and Judy Batson.

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

Charles Bridges Tyree executes this instrument as Attorney-in-Fact on behalf of Lois Virginia Weaver Austin pursuant to Special Power-of-Attorney of record by Instrument No. 20020409-0043762, in the Register's Office for Davidson County, Tennessee.

Frank Cope Batson executes this instrument as Attorney-in-Fact on behalf of Judy Batson pursuant to Power-of-Attorney of record in Book 5292, Page 774, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as Lot 11 Rio Vista Drive, 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 our hand s this 28th day of March 2002

Lois Virginia Weaver Austin
By: Lois Virginia Weaver Austin
Charles Bridges Tyree, Attorney-in-fact

Betty Ann Tyree
By: Charles Bridges Tyree

Judy Batson
By: Frank Cope Batson Atty-in-fact
Frank Cope Batson, Attorney-in-Fact

Harold Weaver & Randall Weaver
Harold Weaver Randall Weaver

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 Betty Ann Tyree, Randall Weaver and Harold Weaver with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who the bargainor(s) they executed the within instrument for the purposes therein contained. Witness my hand and official seal at acknowledged that they Goodlettsville, Tennessee, this 28th day of March, 2002.

My Commission Expires: 10/25/03

Mary Dieterich
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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 28th day of March, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles Bridges Tyree to me known to be the person who executed the foregoing instrument in behalf of Lois Virginia Weaver Austin, and acknowledged that he executed the same as the free act and deed of the said Lois Virginia Weaver Austin.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 28th day of March, 2002.

My Commission Expires: 10/25/03

Mary Dieterich
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of March, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Frank Cope Batson, to me known to be the person who executed the foregoing instrument in behalf of Judy Batson, and acknowledged that he executed the same as the free act and deed of the said Judy Batson.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 28th day of March, 2002.

My Commission Expires: 10/25/03

Mary Dieterich
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE