WARRANTY DEED

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENN
My Commission Expires 6/7/04

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Dorothy Fleming
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th Day of April, 2002.

Carla C. Martin
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc., 175 E. Main St. Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy Fleming, a single person and Ken Yansick, a single person	Same	118-1-335
(NAME) 922 Halcyon Avenue	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jean L. Hayes and Mattie B. Wasson and Ora L. Page**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Dorothy Fleming, a single person and Ken Yansick, a single person** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

Being Lot No. 22 on the Map of L.G. Noel's Plan of Idlewild as of recrod in Book 161, page 120, Register's Office, Davidson County, Tennessee.

Said Lot No. 22 fronts 80 feet on the norhterly side of Halcyon Avenue and runs backbetween parallel lines 150 feet, more or less.

Being the same property conveyed to Annie Mary King and husband Wallace King by deed dated 3/27/87 from Maurice Karr, record Book 7183, Register's Office, Davidson County, Tennessee. The said Annie Mary King having since died, predeceased by her husband Wallace King. The said property vest in Jean L. Hayes, Battie B. Wasson and Ora L. Page as the only heirs at law of Annie Mary King as evidenced by Affidavit of Heirship filed of record in Book *, page_____, Register's Office, Davidson County, Tennessee.

* 20020507-0056283

This instrument is executed on behalf Ora L. Page by his lawful Attorney-in-Fact, Jean L. Hayes pursuant to the power and authority vested in her by instrument filed for record in Book *, page _____, said Register's Office. * 20020507-0056284

This instrument is executed on behalf of Mattie B. Wasson by her lawful Attorney-in-fact, Jean L. Hayes pursuant to the power and authority vested in her by instrument of record in Book *, page _____, said Register's Office. * 20020507-0056285

This is unimproved ( )
Improved(x) property, known as 922 Halcyon Avenue Nashville TN 37204
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 26th Day of April, 2002.

Jean L. Hayes
Jean L. Hayes

Mattie B. Wasson
Mattie B. Wasson, by Jean L. Hayes, Attorney-in-Fact
by J.L. Hayes Attorney in Fact

Ora L. Page by Jean L. Hayes
Ora L. Page, by Jean L. Hayes, Attorney-in-Fact
Attorney in Fact

Davidson County DEEDWARR
Recvd: 05/07/02 14:45 2pgs
Fees:13.00 Taxes:373.70

20020507-0056286

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE)

COUNTY OF Davidson) ss

Before me, the undersigned Notary Public, personally appeared Jean L. Hayes and Mattie B. Wasson and Ora L. Page, heirs at law of Annie Mary King aka Annie M. King, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th Day of April, 2002.

Carla C. Martin
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CARLA C. MARTIN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

My Commission Expires 6/7/04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and county above, personally appeared the within named Jean L. Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledges the execution of the foregoing instrument on behalf of Mattie B. Wasson as his/her Attorney-in-Fact, as the free act and deed of the within named Mattie B. Wasson.

Witness my hand and official seal at office this 26th Day of April, 2002.

Carla C. Martin, Notary Public

My Commission Expires: _____

CARLA C. MARTIN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

My Commission Expires 6/7/04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and county above, personally appeared the within named Jean L. Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledges the execution of the foregoing instrument on behalf of Ora L. Page as his/her Attorney-in-Fact, as the free act and deed of the within named Ora L. Page.

Witness my hand and official seal at office this 26th Day of April, 2002.

Carla C. Martin, Notary Public

My Commission Expires: _____

CARLA C. MARTIN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

My Commission Expires 6/7/04