BOX 58-B

Davidson County DEEDWARR
Recvd: 05/20/02 15:30 3pgs
Fees:18.00 Taxes:125.80
20020520-0061604

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Kenneth W. Hackney, Sr. et al 1216 Gallatin Rd Nashville Tenn 37206	Same as New Owner	Map 72-06 Parcel 100
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY FOUR THOUSAND and NO/100 ($34,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **FERMO DEPASQUO as ADMINISTRATOR OF THE ESTATE OF DEREK D. DEPASQUO,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **KENNETH W. HACKNEY, SR., a one-half undivided interest and LINDA DARLENE HACKNEY, a one-half undivided interest, as tenants in common with the right of survivorship,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING the westerly 45 feet of Lot No. 15 on the Map of C.W. Waller's Subdivision of the John D. Anderson Home Place, of record in Book 421, Page 35, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 15 fronts 45 feet on the northerly side of Elvira Avenue and runs back 379.5 feet on the easterly line and 385.2 feet on the westerly line to a dead line in the rear, measuring 45.2 feet thereon.

Being the same property conveyed to Derek D. DePasquo by Installment Deed from Bennie R. Hackney and wife, Sara J. Hackney, of record in Book 9670, page 181, Register's Office for Davidson County, Tennessee. The said Derek D. DePasquo died intestate on August 15, 2000, with Fermo DePasquo being appointed as Administrator for his estate and further having full authority to execute any and all documents necessary to carry out the Order Approving Contract For Sale of Real Property, of record in Instrument No. 2002 0520 - 0061603, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plan of record in Book 421, page 35; to terms and conditions of Non-Compliance Letter, restricting the use of the property to a two-family dwelling, of record in Book 5111, page 66, both of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 921 Elvira Street, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except for lien of the 2002 property taxes, which taxes are being prorated between the parties hereto, the Grantor paying to the Grantees his proportionate share and the Grantees assuming payment thereof.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 17th day of May, 2002.

Fermo DePasquo

FERMO DEPASQUO, Administrator of the Estate of Derek D. DePasquo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Fermo DePasquo, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who, upon oath, further acknowledged that he is the Administrator of the Estate of Derek D. DePasquo, deceased, and is authorized to execute this instrument as Administrator of the Estate of Derek D. DePasquo, deceased.

WITNESS my hand, at office, this 17th day of May, 2002.

Jane Grazer

NOTARY PUBLIC

My Commission Expires: 9/22/02

JANE GRAZER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $34,000.00.

Kenneth W Hackney Sr.
AFFIANT

Subscribed and sworn to before me, this 17th day of May, 2002.

Jane Grazer
NOTARY PUBLIC

My Commission Expires: 9/22/02

