Davidson County DEEDWARR
Recvd: 05/20/02 16:00 3pgs
Fees:18.00 Taxes:277.50
20020520-0061684

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Deborah L. Vetitoe 4316 Woods St. Old Hickory, TN 37138	Same as New Owner	Map 64-13 P/O Parcel 46

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MAMIE H. KING, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto DEBORAH L. VETITOE, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots No. 52 and No. 53 on the Plan of Berryville of record in Book 421, page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lots.

BEING the same property conveyed to Ralph A. King and wife, Mamie H. King, by deed from George W. Chandler, Trustee, of record in Book 1304, page 274, said Register's Office. And, the said Ralph A. King died, testate, on July 2, 1994, survived by his wife, Mamie H. King, who became vested with ownership and title to the said property in fee simple. Mamie H. King represents and warrants that all debts and obligations owing by Ralph A. King during his lifetime or by reason of his death, have been fully paid and satisfied.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 4316 Woods St., Old Hickory, TN 37138.

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, her heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the taxable year 2002 are a lien, but not yet due and payable. Under Map 64-13, Parcel 46, Tax Assessor's Office for Davidson County, Tennessee, Lots 50, 51, 52 and 53 on the Plan of Berryville are incorporated on the same map and parcel number. Taxes for the taxable year 2002 have been prorated between GRANTOR and Deborah L. Vetitoe. The owner of Lots 50 and 51 on the plan of Berryville will meet with Deborah L. Vetitoe on or before December 31, 2002, at which time taxes for Lots 50 and 51 will be prorated between the parties and Mark E. Stout, et ux, will pay their pro-rata share of the taxes for Lots 50 and 51 to Deborah L. Vetitoe between May 17, 2002 and December 31, 2002, after which, Deborah L. Vetitoe will pay the said taxes in full.

2. Subject to any and all matters as they may appear on the plan of record in Book 42, page 117, said Register's Office and the unrecorded survey dated March 15, 2002 by J. Bruce Rainey, Registered Land Surveyor, License No. 823

And, I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

JANE K. HALL executes this Warranty Deed as Attorney-in-Fact for MAMIE H. KING, under a Power of Attorney being recorded simultaneously herewith in Instrument No. 20020520 0061683 in the Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"
Mamie H King
By: Jane K Hall Atty-In-Fact
MAMIE H. KING, a single woman
BY: JANE K. HALL, Attorney In Fact

"GRANTEE"
Deborah L. Vetitoe
DEBORAH L. VETITOE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 17th day of May, 2002, before me, personally appeared JANE K. HALL, to me known to be the person who executed the foregoing instrument on behalf of MAMIE H. KING, and acknowledged that she executed the same as the free act and deed of the said MAMIE H. KING.

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

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH L. VETITOE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Patsy C. Davidson

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Deborah L. Vetitoe

Affiant

Sworn to and subscribed before me, this the 17th day of May, 2002.

Patsy C. Davidson

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005