BOX 58-B

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Kenneth W. Hackney, Sr. et al 1216 Gallatin Road Nashville, Tennessee 37206	Same as New Owner	Map 94-01 Parcel 369
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 06/19/02 16:01 2pgs
Fees:13.00 Taxes:186.85
20020619-0074331

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY THOUSAND FIVE HUNDRED and NO/100 ($50,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **GARY ALLEN, unmarried,** 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 DARLINE 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:

> Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Shelby Village No. Five, of record in Book 2854, Page 118, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Gary Allen, unmarried, by Special Warranty Deed from Union Planters Bank, National Association, of record in Book 11690, page 739, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on subdivision plan of record in Book 2854, page 118, 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 1417 Electric Avenue, Nashville, Tennessee 37206.

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 19th day of June, 2002.

GARY ALLEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Gary Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 19th day of June, 2002.

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 $50,500.00.

Kenneth W. Hackney Sr.
AFFIANT

Subscribed and sworn to before me, this 19th day of June, 2002.

NOTARY PUBLIC

My Commission Expires: 9/22/02

JANE GRAZER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE