THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 06/25/02 13:35 2pgs
Fees:13.00 Taxes:288.60

20020625-0076187

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Thomas G. Saffell 510 Wesley Ave Nashville, TN 37216	Chase Manhattan Mortgage 5409 Maryland Way, Suite 202 Brentwood, TN 37207	73/09/254 15DZ 63893

FOR AND IN 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,

H & H Investments, A Tennessee General Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas G. Saffell, 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:

Land in Davidson County, Tennessee, being Lot Number 28, on the Plan of Cooper Lane Estates, of record in Plat Book 5200, Page 567, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to William E. Hendricks and wife, Brenda C. Hendricks by Deed of record in Book 6323, Page 189, and thence conveyed from William E. Hendricks, Sr to H & H Investments, Ltd., by Quitclaim Deed of record in Book 9903, Page 582 and also being a part of the same property conveyed to Willaim E. Hendricks by Quitclaim Deed from Brenda C. Hendricks of record in Instrument No. 20020625-0076185, and thence conveyed to H & H Investments, a Tennessee General Partnership by Quitclaim Deed from William E. Hendricks of record in Instrument No. 20020625-0076186, Register's Office for Davidson County, Tennessee.
William E. Hendricks being one in the same person as William E. Hendricks, Sr.

Reference is hereby made to the Articles of Merger of record in Instrument No. 20020530-0065689, Register's Office for Davidson County, Tennessee, wherein H & H Investments, L.P (Ltd.) merged with H & H Investments, a General Partnerhip. The name of the surviving business entity is H & H Investments.
This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 2312-2314 Cooper Terrace Nashville, TN 37216

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 HANDS THIS 21st day of June, 2002

H & H Investments

W.E. Hendricks

GENERAL PARTNER
General Partner

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, W.E. Hendricks in his/her capacity as

General Partner of H & H Investments, A Tennessee General Partnership

with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the

General Partner

of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of June, 2002

K. J. Shelton
Notary Public

My Commission expires: August 24, 2003

SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

My Commission Expires AUG 24 2003

The actual consideration or value, whichever is greater, for this transaction is $ 78,000.00

Affiant

Subscribed and sworn to before me this the 21st day of June, 2002

K. J. Shelton
Notary Public

My Commission Expires: August 24, 2003

SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.