WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/26/02 10:57 3pgs
Fees:18.00 Taxes:166.50

20020626-0076749

JUDY S WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN
My Commission Expires September 25 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 2002

Notary Public

MY COMMISSION EXPIRES: 9/25/2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike R. Cherry (NAME)	New Owner (NAME)	91-9 137.00
1163 Buckingham Circle (ADDRESS)	(ADDRESS)	
Franklin, TN 37064 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Richard K. Olive, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mike R. Cherry and wife, Karen S. Cherry

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:

A certain tract of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots Nos. 11 and 12 on the plan of Ivy's Re-subdivision of part of Lot No. 3 and all of Lot No. 4 of the Re-subdivision of Lot No. 21 of the B.F. Cockrill Farm, not of record, described according to a survey made by Morris N. Hickerson, Surveyor, March 24, 1947, as follows:

Beginning on the northerly margin of Ivy Street at the southeast corner of the property conveyed to J.B. Willis and wife, by deed from J. Fred Ivey and wife, of record in Book 1780, page 318, Register's Office for Davidosn County, Tennessee, being the corner of Lots Nos. 12 and 13; thence with the line between said two lots, northwardly 195 feet; thence south 85 degrees 29 minutes east 104 feet; thence south 4 degrees 31 minutes west 195.3 feet to the northerly margin of Ivy Street; thence with same, westwardly 100 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIBED BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:

Being Lot No. 12 on the plan of Ivy's Resubdivision of part of Lot No. 3 and all of Lot No. 4 of the Re-subdivision of Lot No. 21 of the B.B. Cockrill Farm, not of record.

Said Lot No. 12 fronts 50 feet on the northerly side of Ivy Street and runs back between parallel lines 195 feet to a line on the rear which measures 50 feet thereon.

CONTINUED

This is unimproved ( ) improved (X) property, known as 6364 Ivy Street, Nashville, TN 37209
(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 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 my hand this 17th day of June, 2002

Richard Olive

Richard K. Olive

Susan K. Olive

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard K. Olive, married, and wife, Susan L. Olive

the bargainor _____, 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 official seal at Brentwood, Tennessee, this 17th day of June, 2002.

Commission expires 9/25/2004

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed to Richard K. Olive, by deed from J.H. Kelley, of record in Book 10234, page 534, as corrected under Instrument No. 20011009-0110020, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2002 have been prorated and payment thereof is expressly assumed by the herein Grantee; any and all restrictions and easements of record.

Susan Olive joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Richard K. Olive.