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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/02 15:20 2pgs
Fees:13.00 Taxes:166.50
20020701-0079024

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

Kenneth Wayne Hackney Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 2002

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Wayne Hackney, Sr. (NAME)	Same (NAME)	MAP 119-5
1216 Gallatin Road (ADDRESS)	(ADDRESS)	PARCEL 338
Nashville, TN 37206 (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, Helen B. Shacklett, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Wayne Hackney, Sr. and Linda D. Hackney as equal tenants in common with right of survivorship

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:

Being Lot No. 17 on the Plan of Julia A. Joiner Lot, of record in Plat Book 2 at page 122, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Earl C. Shacklette and wife, Helen B. Shacklette by deed from Dirvell Wills and wife, Julia H. Wills of record in Book 6666, page 710, Register's Office for Davidson County, TN. The said Earl C. Shacklett having since died and the property vested in Helen B. Shacklett by estate by the entireties.

Earl C. Shacklette and Earl C. Shacklett are one and the same person.
Helen B. Shacklette and Helen B. Shacklett are one and the same person.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2, page 122, said Register's Office.

Taxes for the year 2002 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 227 Joyner Avenue, Nashville, TN 37210
(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 26th day of June, 2002

Helen B. Shacklett By: Roy Stephen Shacklett

Helen B. Shacklett by Roy Stephen Shacklett by Power of Attorney of record in Instrument No. 20020520-0061348
Attorney in fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On June 26, 2002, before me personally appeared Roy Stephen Shacklett to me known to be the person who executed the foregoing instrument in behalf of Helen B. Shacklett and acknowledged that he executed same as the free act and deed of said Helen B. Shacklett for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of June, 2002.

My Commission Expires:

11/26/05

Laura A. Beasley
Notary Public