40-A

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/03/02 16:08 2pgs
Fees:13.00 Taxes:286.75

20020703-0080665

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 2002

Notary Public

MY COMMISSION EXPIRES: 7/26/03
(AFFIX SEAL)

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003

**THIS INSTRUMENT WAS PREPARED BY**
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ronnie W. Hall (NAME) | New Owner (NAME) | MAP 18-12 |
| 3759 S. Mt. Juliet Road (ADDRESS) | (ADDRESS) | PARCEL 33 |
| Hermitage, TN 37076 (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, W. L. Hall, Trustee with full power to sell, transfer, lease, mortgage or encumber without the joinder of any beneficiary HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie W. Hall

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 No. 28 on the Revised Plan of Lot Nos. 25 to 28 on the Plan of Mansker Heights, of record in Book 2854, page 138, Register's Office for said County, described as follows:

Beginning at a point in the northeasterly margin of Dorr Drive at the corner of Lots No. 27 and 28; thence with the line between said lots, northeasterly 305.31 feet to a point; thence northwesterly 155.5 feet to the line of Lot No. 34; thence with the line between Lots No. 28 and 34, southwesterly 54.8 feet to a corner of Lot No. 29; thence with the line between Lots No. 28 and 29, southwesterly 334.3 feet to the northeasterly margin of Dorr Drive; thence with the margin of the same, southeasterly 92 feet to the point of beginning.

Being the same property conveyed to W. L. Hall, Trustee with full power to sell, transfer, lease, mortgage or encumber without the joinder of any beneficiary, by quitclaim deed from National Tax Assistance Corp., an Ohio Corporation, of record in Instrument No. 20020513-0058708, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved ( X ) property, known as 304 Dorr Drive, Goodlettsville, TN 37072
(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 2nd day of July, 2002.

W. L. Hall, Trustee

W. L. Hall, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. L. Hall, Trustee with full power to sell, transfer, lease, mortgage or encumber without the joinder of any beneficiary

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 Nashville, Tennessee, this 2nd day of July, 2002

Commission expires March 27th, 2004

Anna F. Ringstaff
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____.

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

My commission expires _____

_____
Notary Public