File Box 24

THIS INSTRUMENT PREPARED BY:
BOTTORFF, KAVIN & COOK, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 07/11/02 09:22 11pgs
Fees:58.00 Taxes:259.00
20020711-0083361

SPECIAL WARRANTY DEED

****

Address New Owner:	Send Tax Bills To:	Map-Parcel
Jeffrey L. Hale	Same	Map 103.4
134 Timber Hills Road		Parcel 382.00
Hendersonville, TN 37075		25W-04740

****

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 70,000 .00.

Affiant

Subscribed and sworn to before me this 8th day of July, 2002.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/27/2004

****

WHEREAS, Norman A. Hooper, the owner of the real property known as 4024 Nebraska Avenue, Nashville, Tennessee 37209, died intestate in 1964 leaving said property to his three surviving siblings, Thelma Lovell, Vera Andrews and Lora Locke, subject to the right of his widow, Mildred Hooper, to remain in the property; and

WHEREAS, Mildred Hooper lived in the property until her death and after her death, her daughter, Marie Warf, remained in the property by agreement with the owners upon consideration that in lieu of rent that she maintain the property and pay all property taxes; and

WHEREAS, Vera Andrews and Lora Locke are now deceased, and leaving surviving children so that the property is now owned by Thelma Lovell, James T. Andrews, Robert E. Andrews, Christy D. Hayes, Jeffrey Andrews, Richard L. Andrews, Marcelene Locke, Luthur D. Locke and James C. Locke, Sr. (collectively "Grantors"), as tenants in common; and

WHEREAS, Marie Warf ceased paying the real property taxes after 1998 and moved from the property, all without notice to the Grantors and as the property was sold in October, 2001 at a tax sale; and

WHEREAS, subsequent to the tax sale, Jeffrey L. Hale ("Grantee"), redeemed the property based upon an ownership interest obtained thru one of the heirs, James T. Andrews, by way of Quitclaim Deeds, first to Harold Reeves and then from Mr. Reeves to Mr. Hale; and

WHEREAS, Grantee wishes to purchase the Grantors' interest in the property and to obtain clear title in his name alone;

NOW THEREFORE, FOR AND IN CONSIDERATION of Seventy Thousand & No/100 Dollars ($70,000.00), cash in hand paid plus the agreement of Grantee to pay the real property taxes for the years 2000, 2001 and 2002 plus all penalties and interest, the receipt and sufficiency of which is hereby acknowledged, ("Grantors") by these presents doe hereby transfer, sell and convey to **JEFFREY L. HALE** ("Grantee"), his heirs and assigns, all their interest, right and title in and to a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows:

BEING the easterly 50 feet of Lot No. 69, on the Plan of Sylvan Park Land Company's Subdivision, known as WestEnd Annex, of record in Plat Book 332, Page 61, Register's Office for Davidson County, Tennessee, described as follows:

SAID part of Lot No. 69 fronts 50 feet on the northerly side of Nebraska, formerly 8th Street or Avenue, and runs back between parallel lines 158.3 feet, more or less, to an alley.

BEING the same property conveyed to Norman A. Hooper by Deed dated November 9, 1944, of record in Book 1315, page 36. Mr. Hooper died intestate. The Grantors herein own the property by inheritance.

This is improved property known as 4024 Nebraska Avenue, Nashville, TN 37209.

This conveyance is subject to all restrictions of record and all matters shown on the plat of record and real property taxes for the years 2000, 2001, and 2002.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns, forever.

AND Grantors do hereby covenant with the Grantee that they are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real property to the Grantee, his heirs and assigns, against the lawful claims of all persons claiming by or through Grantors.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 20th day of May, 2002.

GRANTORS:

JEFFREY ANDREWS

THELMA LOVELL

LUTHER D. LOCKE

JAMES T. ANDREWS

MARCELENE LOCKE

ROBERT E. ANDREWS

JAMES C. LOCKE, JR. Sr.

RICHARD L. **ANDREWS**

CHRISTY D. HAYES

STATE OF New York
COUNTY OF Greene

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY ANDREWS**, 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 or the purposes therein contained.

Witness my hand and official seal this 20 day of May, 2002.

Marlene Taranto
Notary Public

My Commission Expires: 8/14/05

MARLENE TARANTO
Notary Public, State of New York
Commission No. 5047913
Qualified in Greene County
Commission Expires 8/14/05

IN WITNESS WHEREOF, we have hereunto set our hands on this the _____ day of _____, 2002.

GRANTORS:

JEFFREY ANDREWS

THELMA LOVELL

LUTHER B. LOCKE

JAMES T. ANDREWS

MARCELENE LOCKE

ROBERT E. ANDREWS

JAMES C. LOCKE, ~~JR.~~ SR.

RICHARD L. **ANDREWS**

CHRISTY D. HAYES

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY ANDREWS**, 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 or the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 2002.

_____
Notary Public

My Commission Expires:_____

IN WITNESS WHEREOF, we have hereunto set our hands on this the _____ day of _____, 2002.

GRANTORS:

Thelma Irene Lovell

BY _____ ATTORNEY IN FACT

_____
JEFFREY ANDREWS

_____
THELMA LOVELL, aka Thelma Irene Lovell
By Harold Randolph Lovell, Attorney in Fact

_____
LUTHER D. LOCKE

_____
JAMES T. ANDREWS

_____
MARCELENE LOCKE

_____
ROBERT E. ANDREWS

_____
JAMES C. LOCKE, ~~JR.~~ SR.

_____
RICHARD L. **ANDREWS**

_____
CHRISTY D. HAYES

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY ANDREWS**, 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 or the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 2002.

_____
Notary Public

My Commission Expires:_____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LUTHER D. LOCKE**, 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 or the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 2002.

_____
Notary Public

My Commission Expires:_____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARCELENE LOCKE**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument or the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 2002.

_____
Notary Public

My Commission Expires:_____

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES C. LOCKE, SR.**, 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 or the purposes therein contained.

Witness my hand and official seal this 11 day of April, 2002.

Rebecca L. Barton
Notary Public

My Commission Expires: 5/29/05

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT E. ANDREWS**, 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 or the purposes therein contained.

Witness my hand and official seal this 11th day of April, 2002.

Rebecca L. Garland
Notary Public

My Commission Expires: 5/29/05

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard L. Andrews, 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 or the purposes therein contained.

Witness my hand and official seal this 17th day of April, 2002.

Rebecca L. Garland
Notary Public

My Commission Expires: 5/29/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harold Randolph Lovell as attorney in fact for Thelma Lovell, aka Thelma Irene Lovell, to me known (or proved to me on the basis of satisfactory evidence) and acknowledged that he executed the foregoing instrument as such attorney in fact on behalf of Thelma Irene Lovell, aka Thelma Lovell for the purposes herein as the free act and deed of Thelma Irene Lovell, aka Thelma Lovell.

Witness my hand and official seal this 19 day of April, 2062.

Rebecca L. Garland
Notary Public

My Commission Expires: 5/29/05

STATE OF Ind
COUNTY OF Allen

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LUTHER D. LOCKE**, 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 or the purposes therein contained.

Witness my hand and official seal this 17 day of April, 2002.

Margaret L Stookey
Notary Public

My Commission Expires: 5-10-2009

MARGARET L STOOKEY
NOTARY PUBLIC STATE OF INDIANA
ALLEN COUNTY
MY COMMISSION EXP. MAY 10,2009

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARCELENE LOCKE**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument or the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 2002.

_____
Notary Public

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES C. LOCKE, SR.**, 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 or the purposes therein contained.

Witness my hand and official seal this 11 day of April, 2002.

Rebecca L. Barlow
Notary Public

My Commission Expires: 5/29/05

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTY D. HAYES**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument or the purposes therein contained.

Witness my hand and official seal this 12th day of April, 2002.

Notary Public

My Commission Expires: 12/15/04

STATE OF Tennessee
COUNTY OF Williamson

*Harold Randolph Lovell as attorney in fact for

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THELMA LOVELL**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument or the purposes therein contained.

Witness my hand and official seal this 19th day of April, 2002.

Notary Public

My Commission Expires: 5/29/05

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES T. ANDREWS**, 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 or the purposes therein contained.

Witness my hand and official seal this 11 day of April, 2002.

Notary Public

My Commission Expires: 5/29/05

IN WITNESS WHEREOF, we have hereunto set our hands on this the _____ day of _____, 2002.

GRANTORS:

_____
JEFFREY ANDREWS

_____
THELMA LOVELL

_____
LUTHER D. LOCKE

_____
JAMES T. ANDREWS

_____
MARCELENE LOCKE

_____
ROBERT E. ANDREWS

_____
JAMES C. LOCKE, ~~JR.~~ SR.

_____
RICHARD L. **ANDREWS**

_____
CHRISTY D. HAYES

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY ANDREWS**, 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 or the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 2002.

_____
Notary Public

My Commission Expires:_____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LUTHER D. LOCKE**, 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 or the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 2002.

_____
Notary Public

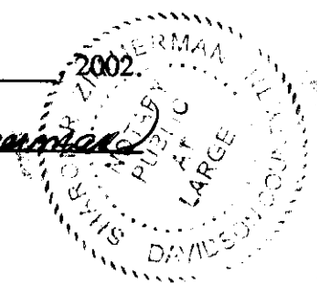
My Commission Expires:_____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARCELENE LOCKE**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument or the purposes therein contained.

Witness my hand and official seal this 19 day of April, 2002.

Sharon R. Zimmerman
Notary Public



My Commission Expires: 10-25-03

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES C. LOCKE, SR.**, 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 or the purposes therein contained.

Witness my hand and official seal this 11 day of April, 2002.

Rebecca L. Barlow
Notary Public

My Commission Expires: 5/29/05