Bk 50-B

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 07/31/02 16:00 2pgs
Fees:13.00 Taxes:59.20
20020731-0092086

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 2002
Notary Public
MY COMMISSION EXPIRES: 5-4-07
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Sue Simmons (NAME)	Regions Bank (NAME)	MAP 91-2
1507 61st Avenue North (ADDRESS)	4329 Harding Road (ADDRESS)	PARCEL 93
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37205 (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, Lucy Jeneane Hawks Hall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda Sue Simmons, an unmarried person

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 the north parts of lots 1 and 3 of Block 20 in Cherokee Park Subdivision, as of record in Book 161, page 75, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the westerly margin of 61st Avenue North, formerly 20th Street, at a point 120 feet north of of the north margin of California Avenue; running thence northerly with the westerly margin of 61st Avenue North 30 feet to an alley; thence westerly with the northerly margin of said alley 100 feet to the line of Lot No. 3; thence southerly with the Easterly line of Lot No. 5, 30 feet to a point; thence easterly on a line parallel with the north margin of California Avenue, 100 feet to the beginning.

Being hte same property conveyed to Frank E. Hawks and wife, Louise Hawks by deed of record in Book 5865, page 103, said Register's Office. The said Louis Hawks has since died, leaving Frank E. Hawks as the survivor of their tenancy-by-the-entitities. Later, Frank E. Hawks die. Under his Will, the described propery vested in Lucy Jeneane Hawks (now known as Lucy Jeneane Hawks Hall). Her spouse, Charles M. Hall, joins in this conveyance.

unimproved ( )
This is improved (X) property, known as 1507 61st Avenue North, 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 24th day of July, 2002

Lucy Jeneane Hawks Hall
Lucy Jeneane Hawks Hall

Charles M. Hall
Charles M. Hall

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 Lucy Jeneane Hawks Hall & Charles M. Hall

the bargainor S, 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 for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 2002.

Commission expires 5-4-07

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