BOX 58-B

Davidson County DEEDWARR
Recvd: 08/06/02 12:19 2pgs
Fees:13.00 Taxes:316.35
20020806-0094444

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Wanda R. Hullett 4511 Georgia Avenue Nashville, Tennessee 37209	Same as New Owner	Map 91-12 Parcel 122
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY FIVE THOUSAND FIVE HUNDRED and NO/100 ($85,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **JAMIE S. ALLEN and spouse, DIANE L. ALLEN,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **WANDA R. HULLETT, unmarried**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the plan of Rucker Estates, of record in Book 57, page 74 and 75 and amended in Book 6050, page 456, both in the Register's Office for said County.

SAID Lot No. 1 fronts 85.00 feet on the southerly margin of Georgia Avenue and extends back between parallel lines 79.00 feet, with the easterly margin of Forty-Sixth Avenue North, to a dead line.

Being the same property conveyed to Jamie S. Allen and spouse, Diane L. Allen, by Warranty Deed from Robert A. Rucker, Donald S. Rucker and Shirley A. Bishop, of record in Book 8267, page 138, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plan of record in Book 57, pages 74 and 75, as amended in Book 6050, page 456, both of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 4511 Georgia Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except for lien of the 2002 property taxes, which taxes are being prorated between the parties hereto, the Grantors paying to the Grantee their proportionate share and the Grantee assuming payment thereof.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 5th day of August, 2002.

JAMIE S. ALLEN

DIANE L. ALLEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Jamie S. Allen and spouse, Diane L. Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 5th day of August, 2002.

Notary Public

My Commission Expires: 9/22/02

JANE GRAZER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $85,500.00.

AFFIANT

Subscribed and sworn to before me, this 5th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 9/22/02

JANE GRAZER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE