9104

THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075
Our File Number: 12575A

MAP/GROUP/PARCEL:
043-14-0/085.00

Davidson County DEEDWARR
Recvd: 08/08/02 10:25 2pgs
Fees:13.00 Taxes:242.35
20020808-0095540

NEW OWNER'S NAME AND ADDRESS:
RODNEY KILLION
2122 SANBORN DR.
NASHVILLE, TN 37210

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, DIANNA B. WOODLAND, A SINGLE WOMAN, hereinafter called Grantor, does hereby transfer and convey unto RODNEY KILLION, A SINGLE MAN, his heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 and the northerly 12 feet of Lot No. 27 on the Revised and Corrected Map of Bernice L. Dickerson's Subdivision, not of record and described as follows:

BEGINNING at a point in the westerly margin of Lanier Drive, the common corner of Lots 25 and 26, 1325 feet south of Old Hickory Boulevard; thence with the line between said Lots 25 and 26, westwardly 146.5 feet to a point; thence along the westerly line of Lots 26 and 27, southwestwardly 42 feet to a point at the northwest corner of a part of Lot 27 conveyed to Ernest M. Stokes by deed of record in Book 1116, page 307, Register's Office for Davidson County, Tennessee; thence along Stokes northerly line eastwardly 165 feet more or less to the westerly margin of Lanier Drive, being 12 feet south of the common corner of Lots 26 and 27; thence along the margin of said Drive northwardly along a slight curve, 62 feet to the point of beginning.

The subject property is improved property commonly known as 244 Lanier Avenue, Madison, Tennessee.

BEING the same property conveyed to grantor herein by deed of record in Instrument No. 200001180005487, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

DIANNA B. WOODLAND

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, DIANNA B. WOODLAND, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 2nd day of August, 2002.

NOTARY PUBLIC

My Commission Expires:
1-25-06



STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $65,500.00.

AFFIANT

Sworn to and subscribed before me, this the 2nd day of August, 2002.

NOTARY PUBLIC

My Commission Expires:
1-25-06

