Davidson County DEEDWARR
Recvd: 08/21/02 13:27 2pgs
Fees:13.00 Taxes:203.50

20020821-0101259

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
02TN02363

WARRANTY DEED

GAIL VICTORY NOTARY PUBLIC AT LARGE MY COMMISS. ON EXPIRES JAN 25 2003 DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES: 1-25 03

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY, STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY C. DAHLHAUSER **2729 DRUID DRIVE** **NASHIVLLE, TN 37210**	**SAME**	**119-10-65**

FOR AND IN 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,

THOMAS H. SEXTON AND WIFE, MARIA M. SEXTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARY C. DAHLHAUSER, UNMARRIED

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. 62 on the Plan of Hidden Acres, as of record in Book 1130, page 89, Register's Office for said County, as follows:

BEGINNING at a point in the westerly margin of Druid Drive, at the corner of Lots Nos. 61 and 62; thence with the line between said lots, westerly 150 feet to a point; thence South 1 degree 55 minutes West 75 feet to the north margin of an unnamed 50 foot roadway; thence with the margin of the same, easterly 130 feet to a point at the beginning of a curve; thence around said curve, in a northeasterly direction 31.4 feet to the west margin of Druid Drive; thence with the margin at the same, northerly 55 feet to the point of beginning.

Being the same property conveyed to Thomas H. Sexton, unmarried, by Warranty Deed from Jerry Sherrill, Conservator for Alice Estella Gass and Kenneth Dean Gass, dated 10-27-97 and recorded 10-29-97 in Book 10661, page 687, Register's Office for Davidson County, Tennessee.

MARIA M. SEXTON, WIFE OF THOMAS H. SEXTON JOINS IN THIS WARRANTY DEED ONLY FOR THE PURPOSE OF CONVEYING SUCH MARITAL RIGHTS, IF ANY SHE MAY HAVE IN AND TO SAID PROPERTY.

Unimproved ( )
This is improved (X) property known as **2729 DRUID DRIVE, NASHVILLE, TN 37210**
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 our hands this 14th day of August, 2002

THOMAS H. SEXTON

Maria M. Sexton
MARIA M. SEXTON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THOMAS H. SEXTON AND WIFE, MARIA M. SEXTON the bargainors 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 official seal at Brentwood, Tennessee, this 14th day of August, 2002.

Commission Expires: 1/25/03

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES: JAN 25 2003

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 _____, 20_____.

My commission expires:_____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2002., before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2002..

My commission expires:_____ _____

Notary Public