BOX 58 B

Davidson County DEEDWARR
Recvd: 08/23/02 15:23 2pgs
Fees:13.00 Taxes:207.20
20020823-0102421

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Kenneth W. Hackney, Sr. et al 1216 Gallatin Road Nashville, Tennessee 37206	Same as New Owner	Map 43-13 Parcel 128
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 FIFTY SIX THOUSAND and NO/100 ($56,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **BRIAN K. MULLINS and wife, EVA W. MULLINS,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **KENNETH W. HACKNEY, SR., a one-half undivided interest and LINDA DARLINE HACKNEY, a one-half undivided interest, as tenants in common with the right of survivorship,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING the South 50 feet of the North 100 feet of the West 150 feet of Lot No. 1 on the Map of Forest Park Acreage Tracts, of record in Book 843, page 45, Register's Office for said County.

SAID part of said Lot No. 1 fronts 50 feet on the easterly side of Forest Park Road and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Brian K. Mullins and wife, Eva W. Mullins by deed from James W. Holland, as the only heir-at-law of Nellie A. Holland, deceased, of record in Book 10625, page 31, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plan of record in Book 843, page 45; to an easement for Sanitary Sewers and/or Storm Drainage as set out in Book 5289, page 170, 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 115 Forest Park Road, Madison, Tennessee 37115.

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

The undersigned covenant with the said Grantees 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 Grantees their proportionate share and the Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 22nd day of August, 2002.

BRIAN K. MULLINS

EVA W. MULLINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Brian K. Mullins and wife, Eva W. Mullins, 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 22nd 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 $56,000.00.

AFFIANT

Subscribed and sworn to before me, this 22nd day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 9/22/02

JANE GRAZER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE