Box 58-B

Davidson County DEEDWARR
Recvd: 10/04/02 15:40 2pgs
Fees:13.00 Taxes:222.00
20021004-0121533

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 43-15 Parcel 103
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 SIXTY THOUSAND and NO/100 ($60,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **BRIAN K. MULLINS,** hereinafter called the Grantor, has 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:

> Land in Davidson County, Tennessee, being Lot Nos. 31 and 32 of Block B on the Map of Anderson's Subdivision on Old Hickory Boulevard, as of record in Book 974, pages 36 & 37, Register's Office for Davidson County, Tennessee.
>
> Said Lots adjoin and front together 50 feet on the south side of Old Hickory Boulevard and run back between lines, 138.5 feet on the west line of Lot No. 32 and 138.25 feet on the east line of Lot No. 31, to a dead line on which they measure 50 feet.
>
> Being the same property conveyed to Brian K. Mullins by Warranty Deed from Charles J. Beasley and Rose Campbell, Heirs-at-law of Harvest Crain, deceased, of record in Book 11380, page 924, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on subdivision plan of record in Book 974, pages 36 & 37, 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 1006 Old Hickory Boulevard, 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 he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except for lien of the 2002 property taxes, which taxes are being paid at closing.

The undersigned further covenant and bind himself, his 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.

I, **EVA W. MULLINS**, hereby join in this instrument for the purpose of relinquishing and conveying any and all rights, marital or otherwise, in and to said property which I might have as the wife of the said **BRIAN K. MULLINS**.

WITNESS OUR HANDS, this the 30th day of September, 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 30th day of September, 2002.

Notary Public

My Commission Expires: 9/30/06

JANE GRAZER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $60,000.00.

AFFIANT

Subscribed and sworn to before me, this 30th day of September, 2002.

NOTARY PUBLIC

My Commission Expires: 9/30/06

RUTHERFORD COUNTY, TENNESSEE JANE GRAZER NOTARY PUBLIC AT LARGE