18949

Box 36

Davidson County DEEDWARR
Recvd: 10/08/02 15:57 2pgs
Fees:13.00 Taxes:924.63
20021008-0122955

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $249,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4TH DAY OF OCTOBER, 2002.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #18949SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nancy Burkhalter Hayden 6545 Rolling Fork Drive Nashville, TN 37205	SAME	147-01-213

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jeffrey D. McCall and Laura L. McCall (formerly Laura May Lenzini), hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Nancy Burkhalter Hayden, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northwesterly 600 feet of Lot No. 918 on the Plan of West Meade Farms, Section XI, of record in Plat Book 2331, pages 102 and 103, said Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 918 fronts 157.6 feet on the southeasterly side of Rolling Fork Drive and runs back between parallel lines 600 feet to a dead line.

Being the same property conveyed to Jeffrey D. McCall and Laura May Lenzini, as Joint Tenants with the Right of Survivorship, not as Tenants in Common, by deed from the Charles G. Lepley and Dorothy R. Lepley Revocable Living Trust, of record in Book 11117, page 74, Register's Office for Davidson County, Tennessee. The said Laura May Lenzini, is now known as Laura L. McCall.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been paid by Grantors and assumed by the Grantee; and
2. All matters shown on plan of record in Plat Book 2331, pages 102 and 103, Register's Office for Davidson County, Tennessee; and
3. Restrictive Covenants of record in Book 2493, page 247, Register's Office for Davidson County, Tennessee; and
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 6545 Rolling Fork Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 4th day of October, 2002.

Jeffrey D. McCall

Jeffrey D. McCall

By: Laura L. McCall, AIF

Laura L. McCall, Attorney-In-Fact

Laura L. McCall

Laura L. McCall

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LAURA L. MCCALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of JEFFREY D. MCCALL, as his Attorney in Fact, as the free act and deed of the within named LAURA L. MCCALL. Witness my hand and official seal this 4th day of October, 2002.

NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

On October 4, 2002, before me personally appeared Laura L. McCall to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this 4th day of October, 2002.

NOTARY PUBLIC