Davidson County DEEDWARR
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Fees:13.00 Taxes:407.00
20021010-0123956

This instrument prepared by:
Mark E. Morrison
Grissim & Hodges
323 Union Street, Suite 400
Nashville, TN 37201

WARRANTY DEED

68611004664899

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Anthony K. Hatchell 5209 Pennsylvania Avenue Nashville, TN 37209	SAME	Map: 91-7 Parcel: 18

WHEREAS, J. W. Hatchell and Anthony K. Hatchell are record title holders of certain property located in Nashville, Davidson County, Tennessee (the "Property") by Warranty Deed of record in Book 11431, page 761, Register's Office for Davidson County, Tennessee whose ownership interests are as follows:

J. W. Hatchell - fifty percent (50%) undivided interest; and
Anthony K. Hatchell - fifty percent (50%) undivided interest; and

WHEREAS, J. W. Hatchell desires to sell, convey and transfer his fifty percent (50%) interest in the Property to Anthony K. Hatchell

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, J. W. HATCHELL (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto ANTHONY K. HATCHELL (the "Grantee"), his successors and assigns, all of his right, title and interest in and to that certain land lying in the 16th Civil District of Davidson County, State of Tennessee, as more particularly described as follows:

TRACT I:
Being Lots No. 1114 and 1116 of Block 33, Plan No. 2 West Nashville, of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 1114 and 1116 front together 50 feet on the southerly side of Pennsylvania Avenue and run back between parallel lines 150 feet to an alley.

TRACT II:
Being Lots No. 1118 and 1120 of Block 33, Plan No. 2 West Nashville, of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 1118 and 1120 front together 50 feet on the southerly side of Pennsylvania Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to J. W. Hatchell and Anthony K. Hatchell by Warranty Deed from Richard M. Sommers and Leah D. Levin, now known as Leah Levin Wilens, of record in Book 11431, page 761, said Register's Office.

This is improved real property commonly known as 5209-5211 Pennsylvania Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his successors and assigns, forever. And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for current property taxes and those matters of record.

And Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the land to the Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Whenever 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 my hand this 24 day of September, 2002.

J. W. HATCHELL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. W. Hatchell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 24th day of September, 2002.

Susan M. Bennett
NOTARY PUBLIC

My Commission expires: 09-28-02

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $110,000.00.

Affiant

Subscribed and sworn before me this 27 day of September, 2002.

NOTARY PUBLIC

My Commission Expires: 3-26-06