THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 12715C

MAP/GROUP/PARCEL:
042-10-0/047.00

NEW OWNER'S NAME AND ADDRESS:
ELIZABETH T. CHARNOCK AND
GINNY C. CHARNOCK
719 OLD HICKORY BLVD.
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 10/10/02 15:59 2pgs
Fees:13.00 Taxes:240.50
20021010-0124632

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **STEPHEN W. ESTEP, A MARRIED MAN, AND CATHY O. TUDOR, A MARRIED WOMAN**, the sole living heirs of Mable S. Estep, hereinafter called Grantors, do hereby transfer and convey unto **ELIZABETH T. CHARNOCK, AN UNMARRIED WOMAN, AND GINNY C. CHARNOCK, A MARRIED WOMAN**, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the north part of Lot 8 on the Map of Nashville Trust Company's Hall Lane Tract, not of record, and described as follows:

BEGINNING at a point in the center line of Halls Lane or Old Hickory Boulevard, the common corner of Lots 7 and 8; thence with the line between said lots, southerly 353 feet to a point; thence easterly parallel to the center line of Halls Lane, 120 feet to a point; thence northerly 353 feet to the center line of said Lane; thence with the center line of the same, westerly 120 feet to the point of beginning.

Together with a right of access to Old Hickory Boulevard as described in Book 4061, Page 206, Register's Office for Davidson County, Tennessee.

Included in the above description, but expressly excluded from this conveyance is that portion of the property conveyed to the State of Tennessee of record in Book 4061, Page 206, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Orren L. Estep and Mable S. Estep by deed of record in Book 2901, Page 339, Register's Office for Davidson County, Tennessee.

The subject property is improved property commonly known as 719 Old Hickory Blvd., Madison, Tennessee.
Orren L. Estep preceded his wife Mable S. Estep in death. Grantors herein are the only heirs of Mable S. Estep, who is deceased. Mable S. Estep was an unremarried widow at the time of her death and left 2 (two) and only 2 (two) children (Grantors herein).

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Stephen W. Estep by Jane Stinson, Atty in Fact
STEPHEN W. ESTEP
BY: JANE STINSON, ATTORNEY IN FACT

Cathy O. Tudor by Jane Stinson, Atty in Fact
CATHY O. TUDOR
BY: JANE STINSON, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **JANE STINSON, AS ATTORNEY IN FACT FOR STEPHEN W. ESTEP AND CATHY O. TUDOR**, with whom I am personally acquainted, and made oath as such attorney in fact with full power and authority so to do executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 17th day of September, 2002.

Jennifer Quinn
NOTARY PUBLIC

My Commission Expires:
11-13-05

JENNIFER QUINN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires _____

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $65,000.00.

X Elizabeth Thomas
AFFIANT

Sworn to and subscribed before me, this the 17th day of September ,2002.

Jennifer Quinn
NOTARY PUBLIC

My Commission Expires: 11-13-05

JENNIFER QUINN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires _____