Return to:

Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 11/05/02 13:03 2pgs
Fees:13.00 Taxes:444.00

20021105-0135734

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2002.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty Downing	Same as	Map 75-08-0
(NAME)	(NAME)	
673 Atlanta Drive	New Owner	Parcel 180.00
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **NICHOLAS HUSLAK AND WIFE, MILDRED A. HUSLAK**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **BETTY DOWNING, UNMARRIED** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 510, TULIP GROVE-SECTION NINE, as shown by plat appearing of record in Plat Book 4675, page 135, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Nicholas Huslak and wife, Mildred A. Huslak by Warranty Deed of record in Instrument No. 20011129-0131002, said Register's Office.

This conveyance is subject to the following: Restrictive Covenants as of record in Book 4846, Page 924; and, any and all matters as shown on plat of record in Plat Book 4675, page 135; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 673 Atlanta Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 30th day of October, 2002.

Nicholas Huslak

Nicholas Huslak, by Pat Harmon, his Attorney in Fact

Mildred A. Huslak

Mildred A. Huslak, by Pat Harmon, her Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

On this 30th day of October, 2002, before me personally appeared Pat Harmon, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Nicholas Huslak and Mildred A. Huslak and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record ~~in Trust Deed Book ____, Page ____~~ Simultaneously herewith., Register's Office of Davidson County, Tennessee.

* 20021105-0135733

Witness my hand and ~~official~~ seal, this 30th day of October, 2002.

Julia A. Hart

Notary Public

My Commission Expires: 10/25/03

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076