Realty Title 06
48A

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 11/06/02 15:49 2pgs
Fees:13.00 Taxes:259.00

20021106-0136833

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Hollis R. Flanagan
Affiant

Subscribed and sworn to before me, this 28th day of October, 2002.

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Commission expires March 28, 2004

Notary Public
My commission expires: 03/28/04

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Hollis R. Flanagan 512 Frankfort Dr. Hermitage, TN 37076	New Owner	053-12-0-114.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Anthony Lewis Hancock and Janice Elaine Dorris and Patricia Anita Manley, heirs at law of Marian E. Hancock, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Hollis R. Flanagan and wife, Janet F. Flanagan, hereinafter called the Grantees, their successors 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 Lot 3, Block 6 on the plan of Life and Casualty Insurance Company Subdivision of the Dabbs and Elliott Property, of record in Plat Book 547, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Ben C. Hancock and wife, Marian E. Hancock by deed from James E. Claiborne and wife, Ina Mary Claiborne, of record in Book 1761, Page 469, said Register's Office. Both Ben C. Hancock and Marian E. Hancock having since died, with Ben C. Hancock having predeceased Marian E. Hancock. Anthony Lewis Hancock, Janice Elaine Hancock and Patricia Anita Manley are all the heirs of Marian E. Hancock.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 106 30th Street, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 28th day of October, 2002.

Anthony Lewis Hancock

Janice Elaine Dorris

Patricia Anita Manley

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anthony Lewis Hancock, Janice Elaine Dorris, and Patricia Anita Manley, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 28th day of October, 2002.

Notary Public

My Commission expires 03/28/04

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Commission expires March 28, 2004