File Box
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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/07/02 15:56 7pgs
Fees:38.00 Taxes:29.60
20021107-0137700

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF November, 2002

Notary Public

My Commission Expires: May 28, 2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
AVALON PARTNERS, a TENNESSEE GENERAL PARTNERSHIP (NAME)	"NEW OWNERS" (NAME)	MAP – 142-7
916 Harpeth Valley Place (ADDRESS)	(ADDRESS)	PARCEL – 15.00
Nashville, (CITY) TN (STATE) 37221 (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, we, **Mary Francis Hudgens; Marilyn B. Handsel, as Sole Heir at Law of Arthur W. Burns, Deceased; William V. Parrish, as Sole Heir at Law of Anna Louise Hunt, Deceased; and William Allen Weller, III and Myra Virginia Weller Morris, as the Sole Heirs at Law of Myra Vance Weller, Deceased** and **William Van Parrish, Trustee for the Sarah E. Old Trust** hereinafter called the **"Grantors"**, have bargained and sold, and by these presents do transfer and convey unto **Avalon Partners, a Tennessee General Partnership**, composed of Hunter McDonald, III, Bill Haggard and Roger Neal, hereinafter called the **"Grantee"**, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 32 on the Plan of CROSS TIMBERS, Section II, of record in Book 3700, page 92, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Charles W. Old and wife, Sarah E. Old by deed from James E. Patterson and wife, Evelyn Patterson of record in Book 4368, page 203, Register's Office for Davidson County, Tennessee. Charles W. Old having since died and Sarah E. Old has subsequently died. By Last Will and Testament of Sarah Elizabeth Old, dated November 4, 1982 and filed for Probate October 22, 2001, Docket No. 01P-1684, Probate Court Clerk's Office for Davidson County, Tennessee, the subject property was devised to Arthur W. Burns (1/5), Anna Louise Hunt (1/5), Myra Vance Weller (1/5), Mary Francis Hudgens (1/5), and Sarah E. Old Trust (1/5), the said Arthur W. Burns, Anna Louise Hunt and Myra Vance Weller having since died.

THIS conveyance is subject to restrictive covenants of record in Book 4064, Page 909, as amended in Book 4318, page 652 and in Book 5425, page 362, and, any and all matters as shown on the plan of record in Book 3700, page 92, said Register's Office;

easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantors herein.

BEING unimproved property known as: 7316 Highway 70 S., Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and we do covenant with the said Grantee that we 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 we do further covenant and bind ourselves, our heirs and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

IN WITNESS WHEREOF, the Grantors have hereunto subscribed their names this 5th day of November, 2002.

William Van Parrish Trustee

WILLIAM VAN PARRISH, TRUSTEE
For Sarah Elizabeth Old Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes WILLIAM VAN PARRISH, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of SARAH ELIZABETH OLD TRUST, Deceased, Trustee and Sole Surving Heir at Law of Charles W. Old and wife, Sarah E. Old, and acknowledged that he executed the same as the free act and deed of the said Sarah Elizabeth Old Trust.

Sworn to and subscribed before me, this 5th day of November, 2002.

My Commission Expires: May 28, 2003

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MARY FRANCIS HUDGENS

Barbara Brock - Attorney-In-Fact for Mary Frances Hudgens
BARBARA BROCK
As Attorney-in-Fact for Mary Francis Hudgens

STATE OF TENNESSEE)
COUNTY OF Cumberland)

On this 18th day of October, 2002 personally appeared BARBARA BROCK, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Mary Francis Hudgens, and acknowledged that she executed the same as the free act and deed of the said Mary Francis Hudgens.

WITNESS this my hand and official seal at ~~Nashville~~ Crossville, Tennessee, this 18th day of October, 2002.

My Commission Expires: 8-31-2004

Bethany Selby
Notary Public



Marilyn B. Handsel

MARILYN B. HANDSEL
As Sole Heir at Law of Arthur W. Burns, Deceased

STATE OF SOUTH CAROLINA)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARILYN B. HANDSEL, As Sole Heir At Law of Arthur W. Burns, Deceased, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS this my hand and official seal at ~~Nashville, Tennessee~~ Mt. Pleasant, South Carolina, this 17th day of October, 2002.

My Commission Expires: 8/30/2010

_____
Notary Public

WILLIAM V. PARRISH
As Sole Heir at Law of Anna Louise Hunt, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM V. PARRISH, As Sole Heir At Law of Anna Louise Hunt, Deceased, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS this my hand and official seal at Nashville, Tennessee, this 5th day of **November, 2002.**

My Commission Expires: May 28, 2003

Notary Public

William Allen Weller, III

WILLIAM ALLEN WELLER, III
As A Sole Heir at Law of Myra Vance Weller, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM ALLEN WELLER, III, As A Sole Heir At Law of Myra Vance Weller, Deceased, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS this my hand and official seal at Nashville, Tennessee, this **5th** day of **November, 2002.**

My Commission Expires: May 28, 2003

Notary Public

MYRA VIRGINIA WELLER MORRIS
As A Sole Heir at Law of Myra Vance Weller, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MYRA VIRGINIA WELLER MORRIS, As A Sole Heir At Law of Myra Vance Weller, Deceased, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS this my hand and official seal at Nashville, Tennessee, this **5th** day of **November, 2002.**

My Commission Expires: May 28, 2003

Notary Public