Davidson County DEEDWARR
Recvd: 11/12/02 08:25 2pgs
Fees:13.00 Taxes:259.00
20021112-0139417

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

Our File Number: 13085B

MAP/GROUP/PARCEL:
073-07-0/163.00

NEW OWNER'S NAME AND ADDRESS:
MATTHEW TIMM AND CAROLYN KING
505 NORTH WILSON BLVD.
NASHVILLE, TN 37205

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, STACIE E. ADKINS, AN UNMARRIED WOMAN, hereinafter called Grantor, does hereby transfer and convey unto MATTHEW TIMM and CAROLYN KING, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

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

BEING Lot No. 54A, on the Zone Lot Division of Lot Nos. 54, 55, 56, 57, & 58 on the plan of Cabin hill Subdivision, Section One, of record in Plat Book 6250, Page 154, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

The subject property is commonly known as 2218-A CABIN HILL ROAD, Nashville, TN 37217.

BEING the same property conveyed to Grantors herein by deed of record in Book 10132, Page 387, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenants with Grantees that she is 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.

GRANTOR further covenants and binds herself, her 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.

Stacie E. Adkins by Debbie DeMarco Attorney in Fact
STACIE E. ADKINS

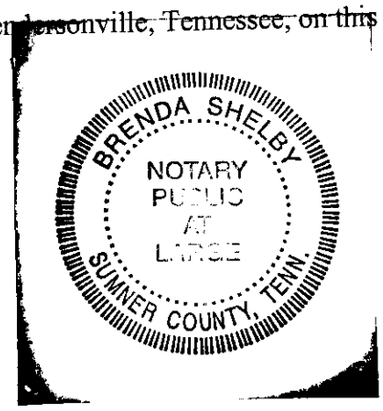
STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Debbie Jo Manier as Attorney in Fact for STACIE E. ADKINS, with whom I am personally acquainted, and made oath that she 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 28th day of October, 2002.

Brenda Shelby
NOTARY PUBLIC

My Commission Expires:
10-15-03



STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $70,000.00.

AFFIANT

Sworn to and subscribed before me, this the 28th day of October 2002.

Brenda Shelby
NOTARY PUBLIC

My Commission Expires:
10-15-03

