This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

Davidson County DEEDWARR
Recvd: 11/19/02 08:09 3pgs
Fees:18.00 Taxes:318.20
20021119-0142981

L&L#6473

SEND TAX BILL TO:
Owner

ADDRESS NEW OWNER:
Carol B. Fry
267 West 17th Street
Debuque, IA 52001

MORTGAGEE:

MAP **44-15**
GROUP
PARCEL **88.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey J. Hall and Julia A. Hall** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Carol B. Fry**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 89, Section "D" on the Plan of E. I. Dupont DeNemours and Company, Subdivision of record in Plat Book 1424, page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 89 fronts 66 feet on the westerly margin of Berry Street and extends back 66.3 feet on the northerly line and 66.2 feet on the southerly line to a dead line measuring 66 feet thereon.

Being the same property conveyed to Jeffrey J. Hall and Julia A. Hall by deed from H & H Investment, LLC dated March 28, 2001, of record in Instrument No. 20010404-0032680, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Julia A. Hall by virtue of a written Power of Attorney of record at Instrument No. _____, Register's Office for Davidson County, Tennessee.

This is improved property known as 908 & 910 Berry Street, Old Hickory, Tennessee 37138. Possession is to be given on November 15, 2002.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 14th day of November, 2002.

Jeffrey J. Hall

Julia A. Hall, by Dan Hall, Attorney-in-Fact

Julia A. Hall by Dan Hall Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jeffrey J. Hall**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of November, 2002.

NOTARY PUBLIC

My Commission Expires: 6.26.04

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Dan Hall**, known to me to be the person whose name is subscribed as attorney-in-fact for **Julia A. Hall**, and who, acting individually, and as such attorney-in-fact, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of November, 2002.

NOTARY PUBLIC

My Commission Expires: 6.26.04

* * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $86,000.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of November, 2002.

NOTARY PUBLIC

My Commission Expires: 6.26.04

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF WILSON

This day appeared before me, a Notary Public in for the jurisdiction aforesaid, Dan Hall who made oath as follows:

1. That by appointments dated Nov. 8, 2002, which are recorded in the Register's Office, for Davidson County, Tennessee, prior to the recordation of this instrument, he was appointed as attorney in fact for **Julia A. Hall** ("Principal") for the purposes set out therein.

2. That the said Principal(s) is alive at the time of the execution of the Security Instrument in their behalf to which this affidavit is attached and any other loan documents, and further that he has not, or had not, at the time of doing any act pursuant to the powers of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 14th day of November, 2002.

Dan Hall DH

Affiant

I, J C Ross, a Notary Public in and for this jurisdiction aforesaid, in the State of Tennessee, do certify that **Dan Hall** whose name is signed to the foregoing writing bearing date of Nov 14, 2002, has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this 14th of November, 2002.

J C Ross

NOTARY PUBLIC

J. C. ROSS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission expires: 6.26.04