RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41474 File Box "7"**

Davidson County DEEDWARR
Recvd: 12/04/02 10:06 2pgs
Fees:13.00 Taxes:499.50
20021204-0149059

WARRANTY DEED

ALAN L. SATURN 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 **$135,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **3rd DAY OF DECEMBER, 2002.**

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
JUDY E. HANKINS **3201 Freno Lane** **Nashville, TN 37214**	**S A M E**	**84-12-102** **3DZ 68310**

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 **I, RONALD C. DEARDORFF, An Unmarried Person**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUDY E. HANKINS**

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:

Being Lot No. 26 on the Plan of Lincoya Hills, as of record in Book 1835, page 91, Register's Office for said County, and described as follows:

BEGINNING at a point on the southerly margin of Lumar Lane at the common corner of Lots 18 and 26; thence with the line between said Lots, southwardly, 149.6 feet to a corner of Lot 25; thence with the line between Lots 25 and 26, eastwardly 159.5 feet to the west margin of Freno Lane; thence with the margin of same northwardly 119.8 feet to the beginning of a curve; thence along said curve, northwestwardly 31.42 feet to the south margin of Lumar Lane; thence with the margin of the same westerly, passing a concrete monument at 19.15 feet, a total distance of 119.81 feet to the point of beginning.

BEING the same property conveyed to Ronald C. Deardorff, An Unmarried Person, by deed from Louise M. Gillem, An Unmarried Person, of record in Book 11708, page 829, Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as **3201 Freno Lane, Nashville, Tennessee 37214**

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 we do covenant with the said GRANTEES 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 representatives, 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 MY HAND THIS 3rd DAY OF DECEMBER, 2002.

RONALD C. DEARDORFF

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 RONALD C. DEARDORFF, An Unmarried Person, the bargainor, 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 Nashville, Tennessee, this the 3rd day of December, 2002.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.