02110203

Box 28A

OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 12/26/02 11:00 3pgs
Fees:18.00 Taxes:344.10

20021226-0158629

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd
DAY OF December, 2002

NOTARY PUBLIC

My Commission expires: 7/29/06

THIS INSTRUMENT PREPARED BY:
Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
STEVEN W. HALL (NAME)	Same (NAME)	61-2-159
2205 Shadow Lane (ADDRESS)	(ADDRESS)	
Nashville (CITY) TN (STATE) 37216 (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 93,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

SHERRY HOFFMAN FRAZOR

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

STEVEN W. HALL AND WIFE, VONNIE HALL

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR, HER SPOUSE OR DEPENDENTS.

This is unimproved ( ) improved (X) property, known as 409 Broadmoor Drive - Nashville, TN 37216
(House Number) (Street) (City) (State) (Zip)

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 23rd day of December, 2002.

Sherry Hoffman Frazor
SHERRY HOFFMAN FRAZOR

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named SHERRY HOFFMAN FRAZOR, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of December, 2002.

My Commission expires:
2/29/06

Jo Ann Smith
Notary Public

JO ANN SMITH NOTARY PUBLIC DAVIDSON COUNTY TN

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

EXHIBIT "A"

Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made my Barge, Waggoner & Sumner, Inc. dated January 21, 1964, being Lot No. 14, a part of the Sweeny-Clark Realty Company's property as follows:

Beginning in the north margin of Broadmoor Drive at the corner of Tracts No. 13 & 14; thence along the line between said tracts, North 8 degrees 29 minutes East 280.9 feet; thence South 32 degrees 42 minutes East 96.2 feet to a monument; thence South 72 degrees 18 minutes East 45 feet to the corner of Tracts No. 14 & 15; thence with the line of said tracts South 10 degrees 47 minutes West 203.4 feet to the north margin of Broadmoor Drive; thence with said Drive, westerly 100 feet to the point of beginning.

Being the same property conveyed to Lonnie Edward Smith and wife, Verner Estelle Smith by Deed from Minnie D. Russell, unmarried, of record in Book 10098, page 846, Register's Office for Davidson County, Tennessee. The said Verner Estelle Smith having since died, the property vested by operation of law in her surviving spouse, Lonnie Edward Smith. Lonnie Edward Smith died on November 28, 1999, testate, and by his Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, to Will Book 233, page 365, a one-third undivided interest in the property vested in each of the devisees, they being Gary Wendell Smith, Pamela Bly and Sherry Hoffman. The interests of Gary Wendell Smith and Pamela Bly were conveyed to Sherry Hoffman, unmarried, by deed of record as Instrument No. 20000605-0055354, said Register's Office. Sherry Hoffman has since married and is now known as Sherry Hoffman Frazor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. 10 foot utility easement along the rear lot line as disclosed by instrument of record in Book 3679, page 306, Register's Office for Davidson County, Tennessee.