BOX 58-B

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Kenneth W. Hackney, Sr. et al 1216 Gallatin Road Nashville, Tennessee 37206	Same as New Owner	Map 43-06 Parcel 273
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 01/08/03 15:23 2pgs
Fees:13.00 Taxes:203.50
20030108-0003679

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY FIVE THOUSAND and NO/100 ($55,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **FRANK E. MIDDLETON, JR., unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **KENNETH W. HACKNEY, SR., a one-half undivided interest and LINDA DARLINE HACKNEY, a one-half undivided interest, as tenants in common with the right of survivorship**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Being Lot No. 183 on the Plan of Madison Park, Section 6, as of record in Book 4300, page 58, Register's Office for Davidson County, Tennessee, described as follows:
>
> Said Lot No. 183 fronts 74.5 feet on the southerly margin of Singer Drive and extends back 157.2 feet on the westerly line and 149.7 feet on the easterly line to a line in the rear measuring 71 feet thereon.
>
> Being the same property conveyed to Frank E. Middleton, Jr., by Administrator's Quitclaim Deed from Frank E. Middleton, Jr., Administrator of the Estate of Frank E. Middleton, Sr., and individually, of record in Instrument No. 20020531-0065880, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on subdivision plan of record in Book 4300, page 58, Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as 520 Singer Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except for lien of the 2003 property taxes, which taxes are being prorated between the parties hereto, the Grantor paying to the Grantees his proportionate share and the Grantees assuming payment thereof.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 7th day of Janury, 2003.

FRANK E. MIDDLETON, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Frank E. Middleton, Jr., 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 seal, this 7th day of January, 2003.

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 9/30/2006

My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $55,000.00.

AFFIANT

Subscribed and sworn to before me, this 7th day of January, 2003.

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 9/30/2006

My Commission Expires SEPT. 30, 2006