Davidson County DEEDWARR
Recvd: 04/22/03 18:12 2pgs
Fees:13.00 Taxes:121.18
20030422-0053574

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Kenneth W. Hackney, Sr., et al 1216 Gallatin Rd. Nashville, TN 37206	Same as New Owner	Map 43-11 Parcel 121

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BETTY JEAN FANN MORRISON, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto KENNETH W. HACKNEY, SR., a one-half (½) undivided interest, and LINDA DARLINE HACKNEY, a one-half (½) undivided interest, as joint tenants with survivorship obtaining, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Anderson Estates as of record in Book 1130, page 37, Register's Office for said County being Lot No. 88 on the Plan of the Resubdivision of Lots Nos. 1 and 13 of the Anderson Estates, not of record, described as follows:
>
> BEGINNING on the easterly margin of McArthur Drive at the corner of Lots Nos. 87 and 88, being the northwest corner of the property conveyed to A. L. Johnson and wife, Floy F. Johnson, by deed from William E. Thomas and wife of record in Book 1632, page 305, said Register's Office; thence with Johnson's north line and the line between Lots Nos. 87 and 88, eastwardly 150 feet to the common corner of Lots Nos. 13, 14, 87 and 88; thence with the line between Lots Nos. 13 and 88, southwardly 50 feet to the corner of Lots Nos. 12, 13, 88 and 89; thence with the line between said lots, westwardly 150 feet to the easterly margin of McArthur Drive; thence with the easterly margin of said Drive, northwardly 50 feet to the beginning.
>
> BEING the same property conveyed to Robert W. Morrison and wife, Betty F. Morrison by deed of record in Book 1729, page 55, said Register's Office and further being the same property conveyed to Betty Jean Fann Morrison by Final Decree in the case of ***Betty Jean Fann Morrison vs. Robert Wister Morrison***, Docket No. 40616, in the Fourth Circuit Court for Davidson County, Tennessee, being filed for record in Book 3858, page 153, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 116 McArthur Drive, Madison, Tennessee 37115.

By this conveyance, the GRANTEES intend that they shall own and hold title to the said property as joint tenants with survivorship obtaining and not as tenants in common--that is, in the event of the death of either of them the survivor shall own and hold title to the said property in fee simple, without any right, claim or demand on the part of the decedent's estate.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2003, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. The plan of record in Book 1130, page 37, said Register's Office.

3. Restrictive Covenant for Detached Structure of record in Instrument No. 200205310066224 and Instrument No. 200205310066225, said Register's Office.

And, I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Betty Jean Fann Morrison

BETTY JEAN FANN MORRISON, single

"GRANTEES"

Kenneth W. Hackney Sr.

KENNETH W. HACKNEY, SR.

Linda Darline Hackney

LINDA DARLINE HACKNEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY JEAN FANN MORRISON, a single woman, and KENNETH W. HACKNEY, SR. and LINDA DARLINE HACKNEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 16th day of April, 2003.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Patsy C. Davidson

NOTARY PUBLIC

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $32,750.00.

Kenneth Wayne Hackney Sr.

Affiant

Sworn to and subscribed before me, this the 16th day of April, 2003.

Patsy C. Davidson

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005