5BG

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

H. Anthony Duncan, Esq.
Hix & Gray, PLC
1620 AmSouth Center
315 Deaderick Street
Nashville, TN 37238-1620

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00.

Kenneth Wayne Hackney
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of April, 2003.

Notary Public
My Commission Expires: 9-25-2004

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Kenneth Wayne Hackney
1216 Gallatin Road
Nashville, TN 37206

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
52-01-128.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CONNIE FOWLER, ADMINISTRATRIX OF THE ESTATE OF ROBERT L. GOAD** hereinafter referred to as Grantor, hereby transfers and conveys to **KENNETH WAYNE HACKNEY, SR. and LINDA DARLINE HACKNEY, as tenants in common with the right of survivorship,** hereinafter referred to as Grantees, its successor and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Two tracts of land in Davidson County, Tennessee as follows:

Tract No. 1: Being Lot No. 6 of Block "F" on the Final Plat of Crittenden Estates Subdivision as of record in Book 974, page 69, Register's Office for said County. Said Lot No. 6 fronts 50 feet on the easterly side of Idlewild Avenue and runs back 139.4 feet on the northerly line and 139.5 feet on the southerly line, to a dead line, measuring 50 feet thereon.

Tract No. 2: Being the southerly one-half of Lot No. 7 of Block "F" on the Final Plat of Crittenden Estates Subdivision, as of record in Book 974, page 69, Register's Office for said County. Said part of Lot No. 7 fronts 27 ½ feet on the easterly side of Idlewild Avenue and runs back 139 feet, more or less, on the northerly line, and 139.4 feet on the southerly line, to a dead line, measuring 27 ½ feet thereon.

BEING the same property conveyed to Robert L. Goad by Quitclaim Deed from Ethel F. Goad, unmarried of record in Book 10093, Page 415, Register's Office for Davidson County, Tennessee. This is the same realty conveyed in the prior deed.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantees.

This is improved property known as: **601 Idlewind Avenue, Madison, TN 37115.**

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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.

Davidson County DEEDWARR
Recvd: 04/25/03 14:59 2pgs
Fees:13.00 Taxes:166.50
20030425-0056171

Witness my hand this 24th day of April, 2003.

THE ESTATE OF ROBERT L. GOAD

By: _____
Connie Fowler, Administratrix*

*Connie Fowler has the authority to convey this realty by virtue of an Agreed Order entered into in the Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division) in the Estate of Robert Louis Goad, Sr., Case No. 02P1058, entered April 3, 2003.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Connie Fowler, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Administratrix of the Estate of Robert L. Goad , hereinafter the maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker,) to execute this instrument on behalf of the maker.

Witness my hand this 24th day of April, 2003.

_____
Notary Public

My Commission Expires: 9-25-2004

MARSHALL L. HIX • NOTARY PUBLIC AT LARGE • STATE OF TENNESSEE