Davidson County DEEDWARR
Recvd: 05/06/03 09:43 2pgs
Fees:13.00 Taxes:148.00

20030506-0059913

WARRANTY DEED

B-CASH-03-5527

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF April, 2003.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold C. Hassall	Harold C. Hassall	
5527 Eulala Drive (ADDRESS)	512 Caselton Court (NAME) (ADDRESS)	162-09-83
Nashville, Tennessee 37211 (CITY) (STATE) (ZP)	Franklin, TN 37069 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THOMAS C. NIXON,UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HAROLD C. HASSALL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot 4A on the Plan of Hickory View, Section Two, as of record in Book 5800, page 371, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas C. Nixon, unmarried by Warranty Deed from Park Avenue Investments, Inc. dated June 17, 1988 and filed for record June 27, 1988 in Book 7584, page 317, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including but not limited to Restrictions of record in Book 5200, page 510 and Book 5800, page 371, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 5527 Eulala Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 28th day of April, 2003.

Thomas C. Nixon

STATE OF Tennessee

COUNTY OF Davidson

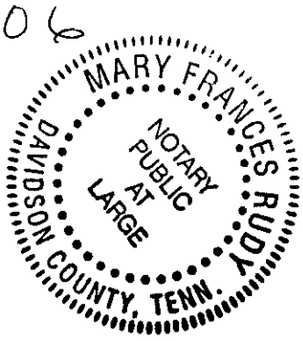
I, Mary Frances Rudy, a N otary Public of the County and State first above written, do hereby certify that Thomas C. Nixon,unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28th day of April, 2003.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903