03

Realty Title
48-A

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $15,115.67

Affiant

Subscribed and sworn to before me, this 23rd 16th day of May, 2003.

Notary Public
My commission expires: ~~06/14/05~~ 1-27-07

Prepared by:
Realty Title & Escrow Co.,
3815 Cleghorn Avenue, #
Nashville, TN 37215

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
John Kevin Hailey 514 Hickory Trail Drive Nashville TN 37209	New Owner	90-16-321

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joyce Ann Dorris, unmarried, hereinafter referred to as Grantors, have bargained and sold, and does hereby transfer and convey to John Kevin Hailey, hereinafter called the Grantees, their successors 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 Lot No. 104 on the Plan of Charlotte Park Subdivision, Section I, of record in Book 2663, Pages 2, 3, 4, 5 and 6, Register's Office for said County, and being more particularly described as follows:

Said Lot 104 fronts 75.0 feet on the northeasterly side of American Road and extends back 148.7 feet on the northwesterly line and 153.0 feet on the southeasterly line, to a dead line in the rear, on which it measures 75.2 feet.

Being the same property conveyed to C. R. Thompson and wife, Lucile Thompson by deed from Floyd Adkisson and wife, Cora Lee Adkisson, of record in Book 2697, Page 599, Register's Office for Davidson County, Tennessee. Being further conveyed to Joyce Ann Dorris, subject to a life interest in said property being reserved to C. R. Thompson (Charley Ray Thompson) and wife, Lucile Page Thompson, by quitclaim deed from C. R. Thompson (Charley Ray Thompson) and wife, Lucile Page Thompson, of record in Book 8684, Page 68, said Register's Office. The said Lucile Page Thompson having since died on March 4, 1996.

C.R. Thompson (Charley Ray Thompson) joins in the execution of this instrument to convey the life estate which he reserved in deed of record in Book 8684, Page 68, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 428 American Road, Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

Davidson County DEEDWARR
Recvd: 06/17/03 08:18 2pgs
Fees:13.00 Taxes:55.93
20030617-0082889

defend the title to said land to said 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 my hand this ~~23rd~~ 16th day of May, 2003.

Joyce Ann Dorris

C. R. Thompson (Charley Ray Thompson)

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joyce Ann Dorris, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained. Witness my hand and official seal at Nashville, Tennessee, this 16 day of May, 2003.

1-27-07
Commission expires:

Notary Public

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C.R. Thompson (Charley Ray Thompson), the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained. Witness my hand and official seal at Nashville, Tennessee, this 16 day of May, 2003.

1-27-07
Commission expires:

Notary Public

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.