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Davidson County DEEDWARR
Recvd: 07/29/03 11:01 2pgs
Fees:13.00 Taxes:189.07
20030729-0106380

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Kenneth Wayne Hackney, Sr.
Linda Darline Hackney
1216 Gallatin Road
Nashville, TN 37206

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 71-12,
PARCEL 322

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, David Brian O'Riley, unmarried ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Kenneth Wayne Hackney, Sr. and wife, Linda Darline Hackney, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 6, as shown on the map entitled Joywood Estates, Section 2, of record in Plat Book 5210, page(s) 333, 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 David Brian O'Riley by deed from Ray Bannion of record in Book 8558, page 72, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1508 A/B Jones Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28 day of July, 2003.

David Brian O'Riley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared David Brian O'Riley, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 28 day of July, 2003.

Notary Public

JEANINE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006

My Commission Expires: 9-30-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $51,100.00.

Kenneth Wayne Hackney Sr.
AFFIANT

Subscribed and sworn to before me
this 28 day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 9-30-06

JEANINE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006