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 $ ~~29,500.00~~ 30,000.00 K.W.H.

Kenneth Wayne Hackney Sr.
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19 day of September, 2003.

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public
My Commission Expires: 1/4/06

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:
094.01-0-347.00

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, **TN HOMEBUYERS, INC.** 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, his/her/their/its successor and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 44 on the Map of Shelby Village No. Two, as of record in Book 1835, page 48, Register's Office for Davidson County, Tennessee.

SAID Lot No. 44 fronts 52 feet on the West side of Village Court, and runs back between parallel lines, 154.7 feet to a dead line.

BEING the same property conveyed to TN HOMEBUYERS, INC. by Warranty Deed from WILLIE D. MCCREARY, unmarried of record as Instrument No. 20030922-0139859 **, Register's Office for Davidson County, Tennessee.**

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: **706 Village Court, Nashville, TN 37206.**

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.

Witness my hand this 19 day of September, 2003.

Davidson County DEEDWARR
Recvd: 09/23/03 15:21 2pgs
Fees:13.00 Taxes:111.00
20030923-0140854

TN HOMEBUYERS, INC.

Dan Lain, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **Dan Lain**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be **President** (*corporate office held*) of **TN Homebuyers, Inc.**, the within named bargainor, a corporation, and that he/she as such **President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/ herself as President.

Witness my hand this 19 day of September, 2003.

Notary Public

My Commission Expires: 1/4/06

NOTARY PUBLIC AT LARGE