THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/24/03 09:40 2pgs
Fees:13.00 Taxes:48.10

20030924-0141217

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $13,000.00.

Kenneth W. Hackney Sr.
Affiant

Sworn to and subscribed before me this 22 day of September, 2003.

Robert F. Spann
NOTARY PUBLIC

My Commission Expires: 5-28-04

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Kenneth W. Hackney, etal	Same	Map 94-1
1214 Gallatin Rd		Parcel 346
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shirley P. Marlin and Joyce E. Bishop**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Kenneth W. Hackney, Sr., as to a one-half undivided interest, and Linda Darline Hackney, as to a one-half undivided interest, as tenants-in-common, with the right of survivorship**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 45 on the Map of Shelby Village, No. 2, as of record in Book 1835, page 48, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 45 fronts 52 feet on the westerly side of Village Court and extends back between parallel lines 154.7 feet to a dead line.
>
> Being the same property conveyed to Shirley P. Marlin, and Joyce E. Bishop, by deed from Virginia Simms, a widow, of record in Instrument No. 20020627-0077800, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 708 Village Court, Nashville, TN 37206.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind ourselves, our heirs, assigns 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 27 day of Sept, 2003.

Shirley P. Marlin

Joyce E. Bishop

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, **Shirley P. Marlin and Joyce E. Bishop**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28 day of Sept., 2003.

NOTARY PUBLIC

My Commission Expires: 5-28-06