580

This Instrument Prepared By:

Marshall L. Hix, Esquire
HIX & GRAY, PLC
1620 AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 11/04/03 16:12 3pgs
Fees:18.00 Taxes:155.40
20031104-0162006

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
Kenneth Wayne Hackney, Sr. **Linda Darline Hackney** **1216 Gallatin Road** **Nashville, Tennessee 37206**	**SAME**	**Map 52-01** **Parcel 127**

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MATTIE SARAH MARREE MAYO** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **KENNETH WAYNE HACKNEY, SR. AND LINDA DARLINE HACKNEY, as tenants in common with the right of survivorship** (herein referred to as "Grantees"), their heirs and assigns, forever, all that tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:

> Being Lot No. 5 of Block "F" on the Final Plat of Crittenden Estates Subdivision as of record in Book 974, page 69, Register's Office for Davidson County, Tennessee. Said Lot No. 5 fronts 55 feet on the easterly side of Idlewild Avenue and runs back 139.5 feet on the northerly line and 139.6 feet on the southerly line to a dead line, measuring 55 feet thereon.
>
> Being the same property conveyed to Elmer H. Mayo by Warranty Deed dated June 27, 1947, from Pearlie Mai Whitley of record in Book 1494, page 51, Register's Office for Davidson County, Tennessee. Elmer H. Mayo having died on May 20, 1998, and the property vested in Mattie Sarah Marree Mayo, Marilyn Gillespie Mayo Crockett and Joel Thomas Mayo, the only heirs at law of Elmer H. Mayo as

evidenced by an Affidavit of Heirship, of record as Instrument No. _____, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Mattie Sarah Marree Mayo by Quitclaim Deed from Marilyn Gillespie Mayo Crockett, of record as Instrument No. 200311040162004 Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Joel Thomas Mayo, of record as Instrument No. 20031104-0162005, Register's Office for Davidson County, Tennessee.

This is improved property known as 605 Idlewild Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto Grantees, their heirs and assigns, in fee simple, forever.

Grantor covenants with Grantees that she is lawfully seized and possessed of said property, that she has a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except zoning and building regulations, all visible easements, other restrictions and limitations of record, except all matters shown on the Plat of record in Book 974, page 69, Restrictive Covenants of record in Book 1142, page 366, and Book 1129, page 521, Easement of record in Book 3855, page 877, Register's Office for Davidson County, Tennessee, and 2003 real estate taxes, which have been prorated between the parties.

Grantor further covenants with Grantees and binds herself, her heirs, successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to Grantees, their successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS this the 31st day of October, 2003.

GRANTOR:

Mattie Sarah Marree Mayo

Mattie Sarah Marree Mayo
By: Marilyn Gillespie Mayo Crockett
Attorney-in-Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Marilyn Gillespie Mayo Crockett, with whom I am personally acquainted, and who, upon oath, acknowledged that she is the true and lawful attorney-in-fact for Mattie Sarah Marree Mayo, grantor herein, and is authorized to execute within instrument for the purposes therein contained by signing the name of Mattie Sarah Marree Mayo as her attorney-in-fact.

Witness my hand and seal at office this 31st day of October, 2003.

Marshall L. Hix
Notary Public

My Commission Expires:

9-25-2004

(SEAL)



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $42,000.00.

Kenneth Wayne Hadaway Jr.
AFFIANT

Subscribed and sworn to before me, this 31st day of October, 2003.

Marshall L Hix
NOTARY PUBLIC

My Commission Expires:
9-25-2004

(SEAL)

