This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040005

Davidson County DEEDWARR
Recvd: 02/04/04 14:08 2 pgs
Fees:13.00 Taxes:314.50

20040204-0013758

Send Tax Bills To:
GB&T Suite 701
1321 Murfreesboro ROAD
Nashville, TN. 37217

New Owner is:
William R. Avant, Jr.
2739 Bobby Ave.
Nashville, TN 37216

MAP: 73-01
PARCEL: 85.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Shawn Hackett** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **William R. Avant, Jr.** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot 35 on the Map of Happy Valley, Section "B", not of record, described according to a survey made by Z.J. Wilderson, Surveyor, dated September 2, 1945, as follows:

Beginning at a point in the northerly margin of Bobby Avenue, the corner of Lots Nos. 34 and 35; thence with the line between said lots, northerly 140 feet to a point, the corner of Lots No. 15 and 16; thence with the line between Lot No. 16 and Lot No. 35, easterly 75 feet to a point, the corner of Lots 17 and 36, southerly 140 feet to the northerly margin of Bobby Avenue, thence with the margin of the same, westerly 75 feet to the point of beginning.

Being the same property conveyed to Shawn Hackett and wife, Leigh Anne Hackett by Deed from Blue Spoon Properties dated 09/12/03, recorded 09/19/03, in Instrument No. 200309190139006, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns

against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of January, 2004.

GRANTOR:

Shawn Hackett

Leigh Anne Hackett

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Shawn Hackett** ~~,~~ Leigh Anne Hackett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of January, 2004.

Notary Public

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN. My Commission Expires Mar. 24, 2004

My Commission Expires: 3/24/04

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Affiant

SWORN TO and subscribed before me this 30th day of January, 2004.

NOTARY PUBLIC

My commission expires:

3/25/07

PENNY ALLISON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.