File #200440100

Davidson County DEEDWARR
Recvd: 03/03/04 11:12 2pgs
Fees:13.00 Taxes:185.00

20040303-0024042

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold C. Hassall	Harold C. Hassall	Map: 162-05-293
(NAME) 5416 Eulala Drive	(NAME) 512 Caselton Ct.	
(ADDRESS) Nashville TN 37211	(ADDRESS) Franklin, TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JAMES N. MITCHELL AND WIFE, GAYLA D. MITCHELL,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **HAROLD C. HASSALL, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 67A, on the Plan of Zone Lot Division, Lots 66 & 67, Hickory View, Section One, as shown by plat appearing of record in Plat Book 5800, Page 173, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to James N. Mitchell and wife, Gayla D. Mitchell by Warranty Deed dated March 25, 1988, of record in Book 7503, Page 603, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 5514, Page 863 and Book 6031, Page 185; Deed Conveyance to Metro of record in Book 5738, Page 619, Book 5738, Page 634, Book 5597, Page 714 and Book 5597, Page 729; any and all matters shown on plat of record in Plat Book 5800, Page 173; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 5416 Eulala Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEE that they 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 27th day of February, 2004.

James N. Mitchell

Gayla D. Mitchell

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared James N. Mitchell and wife, Gayla D. Mitchell who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of February, 2004.

Notary Public

My Commission Expires: 8-20-06

ELIZABETH C. DUNLAP
Notary
At
Large
RUTHERFORD COUNTY, TN

Mail After Recording To:

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212