Davidson County DEEDWARR
Recvd: 05/17/04 10:45 2pgs
Fees:13.00 Taxes:740.00
20040517-0057357

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILL:	MAP & PARCEL:
Wayne & Linda Hackney 100 Coarsey Blvd Hendersonville Tenn 37075	Kenneth Wayne Hackney ~~Same~~ 1216 Gallatin Rd Nashville Tenn 37206	MAP 72-6 GROUP PARCELS 204/205

FOR AN IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Bennie R. Hackney, and wife, Sara Hackney, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto Wayne Hackney, an unmarried person, and Linda Hackney, an unmarried person, as tenants in common with the right of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 2 and 3 on the Revised and Corrected Map of the Subdivision of Casper Zopfi Place, as of record in Book 547, pages 21 and 22, Register's Office for said County.

Said Lots adjoin and front 50 feet each (a total of 100 feet) on the west side of Gallatin Pike and runs back between lines 150 feet to an alley.

BEING the same property conveyed to Bennie R. Hackney, d/b/a Hackney's Used Cars, by Warranty Deed from Fermo DePasquo, unmarried, of record in Book 10719, Page 513, Register's Office for Davidson County, Tennessee.

This is improved property known as 3007-3011 Gallatin Road, Nashville, Tennessee 37216.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Wayne Hackney, unmarried, and Linda Hackney, unmarried, their heirs and assigns, forever; and we, Bennie R. Hackney, and wife, Sara Hackney, do covenant with the said Grantees 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15 day of May, 2004.

BENNIE R. HACKNEY

SARA HACKNEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named Bennie R. Hackney and wife, Sara Hackney, the bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 3-26-05

PATRICIA A. HACKNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXP. MARCH 26, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $200,000.00.

AFFIANT

Subscribed and sworn to before me
this 17 day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 7/24/04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 24, 2004

This Instrument Prepared By:

H. Tom Kittrell, Jr., Attorney at Law
1623 Parkway Towers, 404 James Robertson Parkway
Nashville, TN 37219
(615) 244-0095
From information provided by parties.
Preparer makes not warranty as to title.