BOX #14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/18/04 08:51 2pgs
Fees:13.00 Taxes:1757.50
20040618-0072140

State of Tennessee)
County of Davidson)

G#17160-2

The actual consideration or value, whichever is greater, for this transfer is **$475,000.00.**

Megan M. Hart
Affiant

Subscribed and sworn to before me, this the 10th day of June, 2004.

Notary Public

My commission expires: 5/30/07

(AFFIX SEAL)

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
Comm. Expires 05/30/07

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To: MORTGAGEE:	Map-Parcel Numbers
PATRICIA R. HART **MEGAN M. HART**	**FREEMAN WEBB MORTGAGE CORPORATION**	**Map 104-09-0, Parcel 028.00**
3813 Central Avenue	**555 Great Circle Road**	
Nashville, TN 37205	**Nashville, TN 37228**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

SUSAN K. TINNEY, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PATRICIA R. HART, married, and MEGAN M. HART, unmarried, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 202 on the Plan of Richland Realty Co.'s Second Subdivision, Division "B", as of record in Plat Book 332, Page 92, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Susan K. Tinney, unmarried, by Warranty Deed dated June 21, 1996, from Douglass B. Smith and wife, Margaret J. Smith, of record in Book 10095, Page 629, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THIS instrument is being executed in behalf of Susan K. Tinney pursuant to a Power of Attorney executed by her on the 21st day of May, 2004, of record in Instrument No. 20040618-0072139 **, Register's Office for Davidson County, Tennessee.**

This is Improved (__X__) Unimproved (____) property, known as: **3813 Central Avenue, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 convenant 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **10th** day of **June, 2004.**

Susan K. Tinney

SUSAN K. TINNEY BY: ANGELA BATSON, ATTORNEY-IN-FACT

By: Angela Batson, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On the **10th** day of **June, 2004,** before me personally appeared **ANGELA BATSON,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **SUSAN K. TINNEY,** as her attorney in fact and acknowledged that **ANGELA BATSON** executed the same as the free act and deed of the said **SUSAN K. TINNEY.**

Witness my hand and official seal at Nashville, Tennessee.

Notary Public

My Commission Expires: 5/30/07

