WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/08/04 12:19 2pgs
Fees:13.00 Taxes:187.59

20040708-0081208

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$50,700.00**

Affiant

Subscribed and sworn to before me this 2nd day of July, 04

Notary Public

My Commission Expires: 4/2/06

(Affix Seal)

NOTARY PUBLIC AT LARGE MADISON COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Charles Appleton	SAME	043-10-0-003.00
900 South Wickshire Way		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Estate of Barbara Ann Humphrey Vandolen**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Charles Appleton and Frank R. McCool**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 63 on the revised unrecorded plan of Tract 14 of the Anderson Estates, the said tract being a part of the recorded plan of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, and said lot being described according to a survey made by Morris H. Hickerson, Surveyor, dated October 8, 1953, as follows:

Beginning at an iron pin in the easterly margin of May Drive, said point being the common corner of Lots Nos. 63 and 64 of said Subdivision, which point is located 161.1 feet Northerly from a concrete marker at the intersection of May Drive and Dupont Avenue, thence along May Drive north 4° 90 feet to another iron pin and the easterly margin of said Drive, thence South 4° west 90 feet to another iron pin, thence North 86° west 174 feet to the point of beginning.

Being the same property conveyed to John Dewey Humphreys and wife, Barbara Ann Humphreys, by deed from W.I. Harden and wife, Sarah Aline Hardin, on February 1, 1979, of record in Book 2739, page 323, Register's Office for Davidson County, Tennessee. And further conveyed by Quitclaim Deed to Barbara Ann Humphrey from John Dewey Humphrey (and pursuant to divorce decree) on June 16, 1983 of record in Book 6110, page 664, said Register's Office. The said Barbara Ann Humphrey also known as Barbara Ann Vandolen having since died intestate on April 25, 1998 leaving said property to her Heirs-at-Law, Beverly Lee, now Beverly Ann Hannon, and Terry Humphrey, who were appointed Co-Administrators by an Order of Intestate Administration dated May 4, 1998, Case No. 98P-684, Probate Court for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 1130, page 37, Register's Office Davidson County, Tennessee.

This is improved property known as: **206 May Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 2, 2004.

The Estate of Barbara Ann Vandolen

BY Beverly Ann Lee Hannan
Beverly Ann Lee Hannon, Co-Administrator

BY:
Terry Humphrey, Co-Administrator

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Davidson County, appeared Beverly Ann Lee Hannon and Terry Humphrey, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Co-Administrators of The Estate of Barbara Ann Vandolen, the within named bargainor(s), and that he/she as such Co-Administrators being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name The Estate of Barbara Ann Vandolen, the bargainor(s), by the said Beverly Ann Lee Hannon and Terry Humphrey, as Co-Administrators.

WITNESS my hand and seal, this 2nd day of July, 2004.

ANDREW MALONE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC My Commission Expires: 8/20/06