Box 58b

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Kenneth Wayne Hackney, Sr. and wife, Linda Darline Hackney 1216 Gallatin Road Nashville, Tennessee 37206	Same as new owner	Map 94-02, Parcel 133.00
This instrument prepared by: Marshall L. Hix, Esquire Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 10/01/04 10:05 3pgs
Fees:18.00 Taxes:118.40
20041001-0118383

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, MELVIN N. BURKE ("Grantor") has bargained and sold, and hereby transfers and conveys to KENNETH WAYNE HACKNEY, SR. AND WIFE, LINDA DARLINE HACKNEY ("Grantee"), their respective heirs and assigns, certain land in DAVIDSON County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been paid at closing, prorated and assumed by Grantee.

2. This conveyance is subject to any and all existing easements and restrictions of record.

3. This conveyance is subject to the plan of record in Book 161, Page 8, Register's Office for Davidson County, Tennessee.

4. This conveyance is subject to any and all zoning regulations, building restrictions and setback lines. If any, easements and right-of-way for public utilities.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 1809 Electric Avenue Nashville, Tennessee 37206.

EXECUTED this 24th day of September, 2004.

Melvin N. Burke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Melvin N. Burke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, TN this 24th day of September, 2004.

Shari A. Thompson
Notary Public

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
1-29-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $32,000.00.

Kenneth Wayne Hadaway Sr.
AFFIANT

Subscribed and sworn to before me this 24TH day of SEPTEMBER, 2004.

Shari A. Thompson
NOTARY PUBLIC

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
1-29-05

EXHIBIT A

Being Lot No. 48, on the Plan of United Electric Railway Addition to Nashville, Tennessee, of record in Plat Book 161, page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Melvin N. Burke from Terry Allen Boughan, Executor, with full power to mortgage, sell and convey without the joinder of any beneficiary of the Estate of Junior Lewis Boughan, by Warranty Deed of record in Book 9761, page 812, Register's Office for Davidson County, Tennessee.