WARRANTY DEED

This instrument was prepared by:
Ashley N. Arnold
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

Davidson County DEEDWARR
Recvd: 04/29/05 14:38 2 pgs
Fees:13.00 Taxes:295.82
20050429-0047960

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Robert S. Hite	Same	Map 43-5
5316 General Forrest Ct.		Parcel 101
Nashville, TN 37215		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $79,950.00.

Robert S. Hite
Affiant

Sworn to and subscribed before me this the 29 day of April, 2005.

Notary Public

ASHLEY N. ARNOLD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1-27-07

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Charles Albert Lackey, a widower, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto Robert S. Hite, hereinafter referred to as Grantees, their successors 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. 5, Block "D" on the Map of Crestview Estates, as of record in Book 843, page 81, Register's Office for said Davidson County, Tennessee.

Said Lot No. 5 fronts 75 feet on the westerly side of Bixler Avenue and runs back between parallel lines 192.5 feet to the easterly margin of Cedarcrest Avenue.

Being the same property conveyed to Charles Albert Lackey and wife, Katherine Elaine Lackey, by deed from Jewell Smith, as to an undivided one-half (½) interest; and Thomas Eugene Estes, Cynthia Denise Estes Hitt, Sharon Darlene Estes and Roger Dale Estes, as to an undivided one-eighth (1/8) interest, of record in Instrument No. 20020920-0114688, Register's Office for Davidson County, Tennessee, the said Katherine Elaine Lackey having since died on July 10, 2004, leaving Charles Lackey as the surviving tenant by the entireties.

This is improved property known as 825-827 Bixler Avenue, Madison, Tennessee.

Said property conveyed subject to such limitations, restrictions and encumbrances as they effect to the premises, and specifically subject to the following encumbrances:

2005 Metropolitan Davidson County Government Taxes which have been prorated.

All matters set forth in the Plan of record Book 843, page 81, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in Instrument of Record in Book 843, page 81 said register's office.

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 the said Grantor covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

AND the said Grantor further covenants and binds himself, and his 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.

WITNESS my hand this the 29 day of April, 2005.

Charles Albert Lackey, a widower

STATE OF TENNESSEE
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Albert Lackey, a widower, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 29 day of April, 2005.

Notary Public

My Commission Expires: 1-27-07

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