THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

File in Box No. 19 B

OUR FILE NUMBER: 6005J

BOOK 10370 PG 46

MAP/GROUP/PARCEL
064-03-0-A-080.00 CO

NEW OWNER'S NAME AND ADDRESS:
Roy Dotson and
Surene Beck
1313 Hale Place
Old Hickory, tN 37138

SEND TAX BILLS TO:
McKenzie Banking Company
1137 Eastwood Street, POB 941
Paris, TN 38242

#97-2-37-B

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Harold E. Large and wife, Patsy C. Large, hereinafter called Grantors, do hereby transfer and convey unto Roy Wayne Dotson and wife, Mary Surene Beck Dotson, their heirs and assigns, hereinafter called Grantees, property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 45, on the Final Plat of Brandywine Pointe, Phase Seven, Section Two, a Planned Unit Development, as of record in Plat Book 7900, Page 948, 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 grantors herein by deed of record in Book 10089, Page 641, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Harold E. Large

Patsy C. Large

97 MAR -5 PM 1:07
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
02791 17

2924 03/05 0101 03CHECK 1072.75

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Harold C. Large and wife, Patsy C. Large, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 28th day of February, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
4-15-2000

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $287500.00.

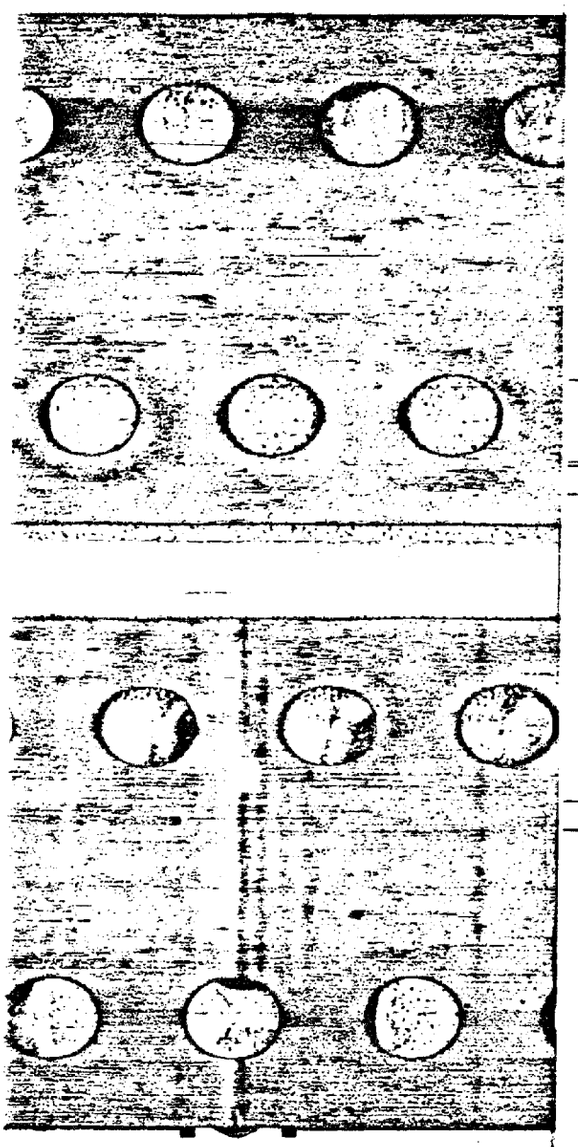
AFFIANT

Sworn to and subscribed before me, this the 28th day of February, 1997.

NOTARY PUBLIC

My Commission Expires:
4-15-2000

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10370 PG 48

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				287500.00
			CON TX	1063.75
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1072.75
			CHECK	1072.75
03/05/97	01		13:11 0001	2924

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0279117
IDENTIF. & REFERENCE

97 MAR -5 PM 1:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1123312