This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
C. and G.M. Community Electric, Inc.
P. O. Box 201
Madison, TN 37116-0201

SEND TAX BILL:
To Owner

MAP AND PARCEL:
43-10-12
43-6-87
11D-62215
11D-62280

BOOK 11393 PG. 170

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Sarah N. Humphrey, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto C. and G.M. Community Electric, Inc. , hereinafter called the Grantee, it's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I -207 Nix Drive, Map 43-10 Par. 12
BEING Lot No. 1, on the Resubdivision of Lot No. 35 on Anderson Estates, of record in Book 6200, Page 726, to which plan reference is made for a more complete description.

BEING the same property conveyed to Sarah N. Humphrey by Quitclaim Deed from James E. Humphrey, of record in Book 9448, Page 949, Register's Office for Davidson County, Tennessee.

TRACT II - 327 Nix Drive, Map 43-6 Par. 87
BEING Lot No. 2, on the Resubdivision of Lot No. 46 on Anderson Estates, of record in Plat Book 6200, Page 727, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Sarah N. Humphrey by Quitclaim Deed from James E. Humphrey, of record in Book 9448, Page 951, Register's Office for Davidson County, Tennessee.

1467 03/22 0101 03CHECK 181.94

This is the same description as in previous deed of record.
THIS conveyance subject to such easements and setback lines of record Book 6200, Pages 726 and 726, along with TVA Easement of record in Book 1196, Page 207, said Register's Office.
This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.
Taxes for 1998 have been pro-rated and paid.

This is improved property known as 207 A Nix Drive/327 Nix Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said C. and G.M. Community Electric, Inc., it's successors and assigns, forever; and I, Sarah N. Humphrey, unmarried do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, it's successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 18th day of March, 1999.

Sarah N. Humphrey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sarah N. Humphrey, unmarried 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 18th day of March, 1999.

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 746,200.00.

AFFIANT

Subscribed and sworn to before me this 18th day of March, 1999.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0563809
IDENTIF. & REFERENCE

99 MAR 22 AM 9:47

R.L. CORNELIUS REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11393 PG. 172

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0563809

IDENTIF. & REFERENCE

99 MAR 22 AM 9:47

LL BOBBITT REGISTER
DAVIDSON COUNTY, TN.

CAMT	46200.00
CON TX	170.94
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	181.94
CHECK	181.94

03/22/99 01 09:47 0001 1467

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1440568