BOOK 1169 PAGE 343

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **5th** day of **October, 1999** between J.D. SOWELL, TRUSTEE AND PATSY M. SOWELL, TRUSTEE, OF THE THE SOWELL'S TRUST, GRANTOR, and ANTIQUE WOODSHOP, A PARTNERSHIP COMPOSED OF JEFFREY R. STRAIN, PARTNER AND DAVID P. HARGROVE, PARTNER, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, J.D. SOWELL, TRUSTEE AND PATSY M. SOWELL, TRUSTEE, OF THE THE SOWELL'S TRUST, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto ANTIQUE WOODSHOP, A PARTNERSHIP COMPOSED OF JEFFREY R. STRAIN, PARTNER AND DAVID P. HARGROVE, PARTNER, hereinafter referred to as GRANTEE, ITS successors, heirs and assigns, in and to certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 206 MADISON ST., MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, ITS heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds itself, its successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, ITS successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of the duly authorized official of GRANTOR on the day and year first above written.

THE SOWELL'S TRUST,
by: J.D. Sowell Trustee
J.D. SOWELL, TRUSTEE
Signature of Seller

Patsy M. Sowell Trustee
PATSY M. SOWELL, TRUSTEE
Signature of Seller

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, J.E. SOWELL, TRUSTEE, AND PATSY M. SOWELL, TRUSTEE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **5th** day of **October, 1999.**

Notary Public

My Commission Expires: 5/25/2000

Name and Address of Property Owner:

ANTIQUE WOODSHOP
306 MADISON STREET
MADISON, TN 37115

Property Address:

206 MADISON ST.
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 042-16-0, PARCELS 230 AND 172

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$220,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

X
Affiant

Sworn to and subscribed before me, a Notary Public, this **5th** day of **October, 1999.**

Notary Public

My Commission Expires: 5/25/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

TRACT NO. ONE: LAND in Davidson County, Tennessee, being the easterly 61 feet of Lot No. 16 on the Map of Douglas-Levine Subdivision, of record in Book 547, page 44, Register's Office for said County. Said part of Lot No. 16 fronts 61 feet on the northerly side of Madison Station Road, and runs back 255.87 feet on the east line and 265 feet, more or less, on the west line, to a dead line, and shows 61 feet on said dead line.

BEING the same property conveyed to J.D. (Sam) Sowell and Patsy M. Sowell, Trustees, of the Sowell's Trust, by Quitclaim Deed of record in Book 11001, page 838, and corrected by Deed of Correction in Book 11088 page 221, Register's Office for Davidson County, Tennessee.

TRACT NO. TWO: BEING the rear section and an extended strip to the southwesterly side of the original lot #16 in the Plan of the Douglas-Levine Subdivision of Madison, Tenn., of record in Book #547, page 44, Registrar's Office for Davidson County, Tennessee, more particularly described as follows: Beginning at an iron pin the most northwesterly section of the aforedesignated Lot #16, and proceeding South 75 deg. 33' East, 81.94 feet to a point; thence South 14 deg. 08' West, 263.36 feet to a point; thence North 83 degrees 40' West, 8 feet to a point; thence North 14 degrees 06' East, 165.52 feet to a point; thence North 74 degrees 56' West, 74.52 feet to a point on the outer perimeter of the original tract; thence north 42 degrees 29' East, 98.07 feet to the point of beginning.

BEING the same property conveyed to THE SOWELL'S TRUST, by Warranty Deed from J.D. AND MYRTLE SOWELL, of record in Book 11001, Page 840, and corrected by Deed of Correction of record in Book 11088 page 346, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 042-16-0, PARCELS 230 AND 172, 1998 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 1831.95).

2. All matters as set forth on the Plan of record in Plat Book 547, page 44, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Any and all other matters appearing of record.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1526327