This instrument was prepared by Carmack C. Shell of MARKS, SHELL & MANESS, First Union Bank Building, One Public Square, Suite 205, Clarksville, Tennessee 37040

NAME & ADDRESS OF PROPERTY OWNER:
John L. Hostettler and
Stacy M. Dowlen
6209 Clarksville Highway
Joelton, TN 37080

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PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:
same as above

MARGARET A. CARNEY ROBERTS
TO: CASH WARRANTY DEED
JOHN L. HOSTETTLER and STACY M. DOWLEN

FOR A VALUABLE CASH CONSIDERATION, this day in hand paid, the receipt of which is hereby acknowledged, MARGARET A. CARNEY ROBERTS, as GRANTOR, has bargained and sold and does hereby transfer and convey unto the GRANTEES, JOHN L. HOSTETTLER and STACY M. DOWLEN, as tenants in common with right of survivorship and not as equal tenants in common, and to their heirs and assigns of the survivor of them forever, the following described real estate, together with any and all improvements thereon, situated in the 14th Civil District of Davidson County, Tennessee, and having a M & P No. 21-78, and being more particulalry described as follows:

> BEGINNING at a stake and fence post at Hicks northwest corner in the west boundary line of U.S. 41-A Highway; running thence with said Hick's west line, South 18 degrees west 325 feet to a stake; thence north 73 degrees west 100 feet to a stake; thence north 18 degrees east 150 feet to a stake; thence south 73 degrees east 50 feet to a stake; thence north 18 1/2 degrees east 187 1/2 feet to the south boundary line of U.S. 41-A Highway; thence with said Highway, South 60 degrees east 50 feet to the beginning, containing 6/10 of an acre, more or less, according to a survey of J.P. Gallaber, made February 10, 1962. Together with an easement to secure water from a well as set out in an instrument of record in Book 3645, page 261, together with the right of others in and to the use of the same.
>
> This is the same real estate which was conveyed unto Donald Carney and wife, Margarett Annette Carney by deed from Aaron A. Smith and wife, Wanda J. Smith of record in Book 4135, page 432, Register's Office for Davidson County, Tennessee. Donald Carney is deceased and by virtue of he and the Grantor owning said property as tenants by the entirety, the Grantor became the absolute owner in fee as a surviving tenant by the entirety upon his death.

TO HAVE AND TO HOLD said real estate, together with any and all improvements thereon, unto the GRANTEES, JOHN L. HOSTETTLER and STACY M. DOWLEN, as tenants in common with right of survivorship and not as equal tenants in common, and to the heirs and assigns of the survivor of them forever.

SUBJECT to the rights of others to use the easement of record in Book 3645, page 261, Register's Office for Davidson County, Tennessee. THE GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, that she has a good and lawful right to convey the same, that it is unencumbered and she will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE 1999 TAXES are to be prorated.

It is the intention of the parties hereto to create an estate whereby in case of the death of either of the Grantees, that the survivor of them shall take the interest which the deceased owns at the time of the death of the one so dying. The Grantees join in the execution of this deed for the purpose of creating a tenancy in common with right of survivorship.

Raymond Roberts, husband of the GRANTOR herein, joins in the execution of this Deed for the express purpose of conveying all of his right, title and interest which he may have in the herein described Real Estate by virtue of his being married to the GRANTOR, Margaret A. Carney Roberts.

IN WITNESS WHEREOF, the GRANTOR has hereunto signed her name on this the 18th day of October, 1999.

Margaret A. Carney Roberts
MARGARET A. CARNEY ROBERTS

GRANTOR

Raymond Roberts
RAYMOND ROBERTS

GRANTOR'S SPOUSE

JOHN L. HOSTETTLER

Stacy M. Dowlen
STACY M. DOWLEN

GRANTEES

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET A. CARNEY ROBERTS and RAYMOND ROBERTS, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, on this the 18th day of October, 1999.

Dana J. Robertson
NOTARY PUBLIC

My Commission Expires: 3-12-2001

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN L. HOSTETTLER and STACY M. DOWLEN, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, on this the 18th day of October, 1999.

Dana J. Robertson
NOTARY PUBLIC

My Commission Expires: 3-12-2001

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Pursuant to Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being the Grantee, the Grantee's agent or a trustee acting for the Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $75,000.00

AFFIANT

Sworn and subscribed to before me on this the 15 day of of October, 1999.

Dana J. Robertson
NOTARY PUBLIC

My Commission Expires: 3-12-2001

FILED FOR RECORD
99 OCT 20 AM 9:05
REGISTER
MONTGOMERY CO. TN.
06482219
595 10/20 0101 03CHECK 292.50

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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06482219

...FERENCE

99 OCT 20 AM 9:05

...ISTER
...COUNTY, TN.

CAMT	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	292.50
CHECK	292.50

10/20/99 01 09:08 0001 1595

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1529399