9:25

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 9142B

MAP/GROUP/PARCEL: 25-4/119.00

NEW OWNER'S NAME AND ADDRESS:
H. RONALD and SHARON G. ELROD
317 McCoin Drive
Goodlettsville, TN 37072

SENT TAX BILLS TO:
NEW OWNER

Instr:200001060002176 Page: 1 OF 2
REC'D FOR REC 01/06/2000 5:04:58PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $666.00

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, ALVIN M. BURT, III and JUDITH S. BURT, husband and wife, hereinafter called Grantors, do hereby transfer and convey unto H. RONALD ELROD and SHARON G. ELROD, husband and wife, their heirs and assigns, hereinafter called Grantees, property described as follows:

TRACT I:
LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Franklin Heights, Phase I, Section II, of record in Book 6900, Page 856, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

TRACT II:
LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of Franklin Heights, Phase I, Section II, of record in Plat Book 6900, Page 856, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

The subject property is improved property commonly known as 317 McCoin Drive, Goodlettsville, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 8428, Page 73, and in Book 8532, Page 823, 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 or 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.

ALVIN M. BURT, III

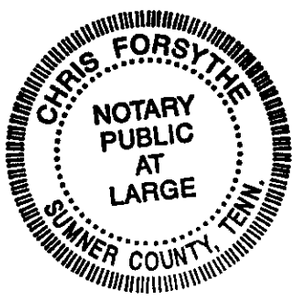
Judith S. Burt
JUDITH S. BURT

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, ALVIN M. BURT, III, and JUDITH S. BURT, husband and wife, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the proposes therein contained.

DONE at offices in Hendersonville, TN, on this the 17th day of December, 1999.

Chris Forsythe
NOTARY PUBLIC



MY COMMISSION EXPIRES:

10/15/03

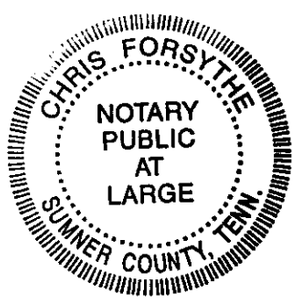
STATE OF TENNESSEE
COUNTY OF Sumner.

The actual consideration or value whichever is greater of this transfer is $180,000.00.

H. Ronald Elrod
AFFIANT

Sworn to and subscribed before me, this 17th day of December, 1999.

Chris Forsythe
NOTARY PUBLIC



My Commission Expires:

10/15/03