WARRANTY DEED

Instr:200001140004927 Page: 1 OF 3
REC'D FOR REC 01/14/2000 9:05:46AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $255.30

RETURN TO: WILSON & WEISS TITLE ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR.
SUITE 150
BRENTWOOD, TN 37027
B-1152

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 2000

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Kempf (NAME)	Bank of America (NAME)	MAP 43-10
207ANix Drive (ADDRESS)	6200 Gateway (ADDRESS)	PARCEL 12
Madison, TN 37115 (CITY) (STATE) (ZIP)	Cypress, CA 90630 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, C. and G.M. Community Electric, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary Kempf

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 of Anderson Estates, of record in Book 6200, Page 726, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to C. and G. M. Community Electric, Inc. by deed from Sarah N. Humphrey, Unmarried, of record in Book 11393, Page 170, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance subject to such easements and setback lines of record in Book 6200, Page 726, along with TVA Easement of record in Book 1196, Page 207, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 207A Nix Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 12th day of January, 2000

C. and G.M. Community Electric, Inc.
By:
Charles G. Meador, President
Attest:
H. Howard Glenn, V. President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Charles G. Meador and H. Howard Glenn with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the President and V. President respectively of the C. and G.M. Community Electric the within named bargainor, and corporation, and that they as such President and V. President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Charles G. Meador as such President, and attesting the same by the said H. Howard Glenn as such V. President.

Witness my hand and official seal at office at Goodlettsville, TN on this the 12th day of January, 2000 .

My commission expires 3/23/02

Notary Public

WARRANTY DEED

FROM

C & GM Community Electric, Inc.

TO

Gary Kempf

RETURN TO:

Wilson & Weiss Title Associate
7100 Executive Center Dr. #150
Brentwood, TN 37027