Instr:200001180005964 Page: 1 OF 2
REC'D FOR REC 01/18/2000 5:43:03PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $854.65

This instrument prepared by:
A. RUSSELL BROWN, Attorney at Law
112 Court Square - P.O. Box 39
Lafayette, Tennessee 37083

WARRANTY DEED

RESPONSIBLE TAXPAYER AND PROPERTY OWNERS:
TONY W. SHEETS AND WIFE, DEBBIE SHEETS
8759 Highway 25
Cross Plains, TN 37049

MAP: 034-02-043.00

FOR AND IN CONSIDERATION of *TWO HUNDRED THIRTY THOUSAND NINE HUNDRED EIGHTY FIVE DOLLARS AND 92/00 ($230,985.92) DOLLARS*, cash in hand paid by the Grantees to the Grantor, the receipt and sufficiency of which are hereby acknowledged in full, ***BULLDOG CONSTRUCTION, LLC***, has bargained and sold, and by these presents do transfer and convey unto, ***TONY W. SHEETS and wife, DEBBIE SHEETS, their heirs*** and assigns, a certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, as follows:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 4 on the map of S. S. Koelleins' unrecorded Plan of Lots described according to a survey thereof made by Cantrell, Connell & Morrison Engineers, August 19, 1955 as follows:

Beginning at a point in the northeasterly margin of Cude Lane at the corner of Lots 3 & 4; thence with the line between said lots, North 44 deg. 21' East 209.4 feet to a point in the line of Lot 4, Shepherd Hills Subdivision, Section I, thence along the line of said Subdivision, South 46 deg. 01' East 100.1 feet to the corner of Lot 5; thence with the line between Lots 4 & 5; South 44 deg. 21' West 210 feet to the margin of Cude Lane; thence with the margin of the same, South 45 deg. 39' West 100 feet to the point of beginning.

This description has been taken from the previous deed.

Being the same property conveyed to Bulldog Construction, LLC by deed from J.L. Newman and wife, Wilda E. Newman, dated May 8, 1998 and recorded May 19, 1998, of record in Book 10936, page 987, Register's Office for Davidson County, Tennessee.

2000 taxes to be paid by Grantee.

Possession with deed.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said, ***TONY W. SHEETS and wife, DEBBIE SHEETS, their heirs*** and assigns, forever. And it covenants with the said, ***TONY W. SHEETS and wife, DEBBIE SHEETS,*** that it is lawfully seized and possessed of said land in Fee Simple; have a good right to convey it and the same is unencumbered, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And it further covenants and binds, itself, its heirs and representatives, to warrant and forever defend the title to said land to the said, ***TONY W. SHEETS and wife, DEBBIE SHEETS, their heirs*** and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDs, this 14th day of January, 2000.

BULLDOG CONSTRUCTION, LLC

BY: TIMOTHY E. KAHN, Chief Manager

BY: TONY W. SHEETS, Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, ***Timothy E. Kahn and Tony W. Sheets,*** Chief Manager and Member of BULLDOG CONSTRUCTION, LLC, the bargainor with whom I am personally acquainted (or proved to me by satisfactory evidence), and who acknowledged that they as Chief Manager and Member, executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL AT OFFICE in Portland, Tennessee, this 14th day of January, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/4/2003

AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $230,985.92, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 14th day of January, 2000.

REGISTER OR NOTARY

MY COMMISSION EXPIRES: 1/4/2003

Mmt/RE-2119 Deed Bulldog to Sheets