This instrument prepared by:

M. ANDREW HOOVER
Attorney at Law
134 North Second Street
Pulaski, Tennessee 38478

Mail

Instr:200001190006070 Page: 1 OF 2
REC'D FOR REC 01/19/2000 8:49:13AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $247.90

JOSEPH R. SAXON, INC.

TO . . . . . .GENERAL WARRANTY DEED

SOUTHEASTERN REALTY & MORTGAGE, INC.

FOR AND IN CONSIDERATION of the sum $1.00 and other good and valuable consideration a receipt of which hereby acknowledged, JOSEPH R.SAXON, INC., has this day bargained and sold and does hereby, transfer and convey unto SOUTHEASTERN REALTY & MORTGAGE, INC., an Alabama Corporation, its successors and assigns in fee simple forever the following described real estate.

Land in the 14th Civil District of Davidson County, Tennessee as follows:

Beginning at a point in the southerly margin of Little Marrowbone Road, said point being G.P. West's northwesterly corner; thence with the line of said G.P. West for the next nine calls as follows: South 23 degrees 30 minutes, West 170.0 feet, South 2 degrees 00 minutes East 99.0 feet, South 27 degrees 00 minutes East 185.0 feet, South 22 degrees East 120.0 feet, South 15 degrees 00 minutes East 114.0 feet, South 11 degrees 00 minutes East 492.0 feet, South 66 degrees 30 minutes East 157.0 feet, South 18 degrees 00 minutes East 441.0 feet, South 65 degrees 00 minutes West 137.0 feet, thence North 43 degrees 15 minutes West 245.0 feet; thence South 10 degrees 00 minutes West 858.0 feet; thence South 16 degrees 00 minutes West 561.0 feet; thence South 79 degrees 00 minutes West 538.0 feet; thence North 30 degrees 00 minutes West 287.1 feet; thence with the line of Hubert Earl Allen for the next twelve calls as follows: North 40 degrees 00 minutes East 269.3 feet, North 30 degrees 00 minutes East 184.3 feet, North 24 degrees 00 minutes East 146.0 feet, North 14 degrees 30 minutes East 337.0 feet, North 24 degrees 00 minutes East 162.0 feet, North 20 degrees 00 minutes East 198.0 feet, North 35 degrees 00 minutes East 594.0 feet to a point in the center of Spicewood Branch, following Spicewood Branch and continuing with Hubert Earl Allen line North 10 degrees 30 minutes West 379.0 feet, North 24 degrees 30 minutes West 277.0 feet, North 69 degrees 00 minutes West 126.0 feet, North 45 degrees 15 minutes West 281.0 feet, North 14 degrees 30 minutes West crossing Little Marrowbone Creek 44.5 feet to a point in the southerly margin of Little Marrowbone Road; thence with said road margin North 85 degrees 00 minutes East 327.00 feet and North 72 degrees 30 minutes East 165.0 feet to the beginning, containing 27.5 acres, more or less.

Being the same property conveyed to the undersigned by deed of record in Book 11426, page 283 Register's Office for Davidson County, Tennessee.

MAP 38 PARCEL 13

TO HAVE AND TO HOLD said above described real estate unto the said SOUTHEASTERN REALTY & MORTGAGE, INC., its successors and assigns, in fee simple forever.

THE UNDERSIGNED COVENANTS, with said Grantee, its successors and assigns, that it is lawfully seized and possessed of the above described real estate, and that it has a good and lawful right to sell and convey the same, and it bind itself, its successors and assigns, to forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION passes with the delivery of this deed and the taxes for the year of 1999 will be prorated.

JOSEPH R. SAXON, INC.

BY: Joseph R Saxon
JOSEPH R. SAXON, President

STATE OF Tennessee
COUNTY OF Giles

Personally appeared before me, Susan J. Montgomery, a Notary Public in and for said State and County, the within named Joseph R. Saxon known to me to be the President of Jospeh R. Saxon, Inc. within named bargainor (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained being authorized so to do as President.

Witness my hand and seal at office on this the 14th day of December, 1999.

Susan J. Montgomery
NOTARY PUBLIC

My Commission expires: 10-20-2003

STATE OF TENNESSEE
COUNTY OF Giles

I or we hereby swear or affirm that the actual consideration for this transfer, or value of property transferred, whichever is greater is $67,000.00 which amount is equal to or greater than the amount property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this the 14th day of December, 1999.

Susan J. Montgomery
NOTARY PUBLIC

My Commission Expires: 10-20-2003

Taxes Will Be Paid By: New Owner

NAME: Southeastern Realty & Mortgage
ADDRESS: P.O. Box 19723
Birmingham, AL 35219