WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF January, 2000.

Notary Public

MY COMMISSION EXPIRES: 7-20-2003 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 198 East Main Street, Suite 201, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Townley	NEW OWNER	181
(NAME) 6287 Pettus Road	(NAME)	61 & 188
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, ALLISON P. PODANY AND HUSBAND, BRYAN D. PODANY, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto STEVEN TOWNLEY AND WIFE, BEVERLY TOWNLEY , hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Instr:200001310009952 Page: 1 OF 2
REC'D FOR REC 01/31/2000 3:06:55PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $888.00

TRACT NO. 1:
Land in the 5th, formerly the 6th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, February 8, 1959, as follows:

Beginning in the centerline of Pettus Road at a point South 87 deg 45 min. East 980 feet from the southwest corner of the property conveyed to P. M. Chaffin and wife, et al., by deed from Melus Rhodes Dickinson, of record in Book 2862, page 359, Register's Office for said County; thence North 2 deg. 45 min. East, passing an iron pin on the northerly margin of said Road, 1090 feet to an iron pin; thence South 87 deg. 45 min. East 200 feet to an iron pin; thence South 2 deg. 45 min. West 1090 feet, passing an iron pin on the northerly margin of said Road, to the center of Pettus Road; thence with the center of said Road, North 87 deg. 45 min. West 200 feet to the beginning, containing 5 acres, more or less.

TRACT NO. 2:
Land in the 5th , formerly the 6th Civil District of Davidson County, Tennessee described according to a survey made by Ralph W. C. Lambert, Surveyors, February 21, 1959, as follows:

Beginning in the center of Pettus Road at the southwest corner of the property conveyed to Russell D. Ray and wife, by deed from P. M. Chaffin and wife, et al., of record in Book 3032, page 560, Register's Office for said County; thence with said Ray's southern boundary line, North 42 deg. West 790 feet to a point in the easterly boundary line of the property conveyed to Joseph Bryan King and wife, by deed from P. M. Chaffin and wife, et al., of record in Book 2878, page 503, said Register's Office; thence with said King's eastern boundary line, South 2 deg. 46 min. West 657 feet to the center of Pettus Road; thence with the center of the same easterly 267 feet, and continuing with the same around a slight curve having a radius of 450 feet, northeasterly 309 feet to the beginning, containing 4-1/4 acres, more or less.

Being the same property conveyed to Bryan D. Podany and wife, Allison P. Podany by deed of record in Book 9426, page 952, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as 6287 Pettus Road, Antioch, TN 37013
(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 GRANTEE(S), their heirs assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 27 day of JAN, 2000 ~~1997~~.

Allison P. Podany

Bryan D. Podany

STATE OF ~~TENNESSEE~~ MARYLAND

COUNTY OF ~~WILLIAMSON~~ CARROLL

BEFORE ME, the undersigned Notary Public, personally appeared Bryan D. Podany and wife, Allison P. Podany who acknowledge that they have executed the foregoing instrument for the purposes therein contained and did so as their free act and deed on this the 27 day of January, 2000.

NOTARY PUBLIC

My Commission Expires: 8/1/2000

MARK J. FALCONE NOTARY PUBLIC CARROLL COUNTY, MD