Instr:200002020010928 Page: 1 OF 2
REC'D FOR REC 02/02/2000 1:45:24PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $2205.20

Dav. Co. File Box 14-

THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 16938

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $596,000.00

John H. Chadwick
Affiant

Subscribed and sworn to before me, this 31st day of January, 2000.

Notary Public

My Commission Expires:

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
Mary J. Hawkins	AmSouth Bank	Map 117-10
3630 Knollwood Road	2050 Parkway Office Circle	Parcel 72
Nashville, Tennessee 37215	Birmingham, AL 35244	FB #07DA 36700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN H. CHADWICK AND WIFE, LAURA F. CHADWICK, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MARY J. HAWKINS, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3630 Knollwood Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of January, 2000.

John H. Chadwick
JOHN H. CHADWICK

Laura F. Chadwick
LAURA F. CHADWICK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN H. CHADWICK AND LAURA F. CHADWICK, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2000.

My Commission Expires:

Notary Public

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 and the westerly 40 feet of Lot No. 2 of Block 3 on the Plan of Woodmont Estates, as of record in Plat Book 974, page 29, Register's Office for said County, to which plan reference is made for a more complete description. Said Lot 3 and part of Lot 2 front together 213.5 feet on the southerly side of Knollwood Road and run back 295 feet, more or less, on the easterly line and 237.2 feet on the westerly line to a dead line, measuring 200 feet thereon.

Being the same property conveyed to John H. Chadwick and wife, Laura F. Chadwick by deed from Stuart R. Brown of record in Book 9752, page 23, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 974, page 29, said Register's Office.