This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
BILLY D. GRAY
1109 GRANDVIEW DR.
NASHVILLE, TN 37204

SEND TAX BILL TO:
To New Owner

MORTGAGEE:
N/A

MAP **149-5**
PARCEL **79**

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REC'D FOR REC 02/04/2000 1:28:20PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $273.80

THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED BY THE PARTIES HERETO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SUSAN M. LLOYD,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **BILLY D. GRAY**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of Terragon Trails, Section 1, as of record in Book 4860, Page 61, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Susan M. Lloyd, unmarried, by Deed from Janice Rose Schutt of record in Book 6996, Page 508, Register's Office for Davidson County, Tennessee.

This is improved property known as 4821 Jason Drive, Antioch, Tennessee 37013.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Restrictions of record in Book 4967, Page 406, Register's Office for Davidson County, Tennessee.
2. Subject to plan of record in Book 4860, Page 61, Register's Office for Davidson County, Tennessee, shows a 30 foot minimum building setback line from Jason Drive and a 5 foot easement for public utility purposes along the Southerly line of said lot; a 2.5' x 25' anchor easement located on the Northwesterly corner of lot.

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, his heirs and assigns, forever and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 1st day of February, 2000.

SUSAN M. LLOYD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **SUSAN M. LLOYD**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of February, 2000.

NOTARY PUBLIC

My Commission Expires: February 3, 2001

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $74,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of February, 2000.

NOTARY PUBLIC

My Commission Expires: February 3, 2001

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.