WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

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

Angela R. Burkeen
Notary Public

MY COMMISSION EXPIRES: 6/9/2002
(AFFIX SEAL)

Instr:200002070012688 Page: 1 OF 3
REC'D FOR REC 02/07/2000 4:04:39PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $166.50

ANGELA R. BURKEEN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires JUNE 09, 2002

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Evans (NAME)	Owner (NAME)	MAP 71 GROUP 7
147 Bayshore Dr. (ADDRESS)	(ADDRESS)	PARCEL 94
Hendersonville Tn 37075 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William G. Jacob, Jr. and wife, Jo Ann Hall Jacob

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Evans and wife, Jo H. Evans

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ( )
This is improved (X) property, known as 103 W. Trinity Lane, Nashbville, Tennessee 37207
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand s this 28th day of January 2000

William G. Jacob, Jr.
By: Frances Jacob Shelton Attorney-in-fact
Frances Jacob Shelton, Attorney-in-fact
Jo Ann Hall Jacob
By: Frances Jacob Shelton Attorney-in-fact
Frances Jacob Shelton, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Frances Jacob Shelton as Attorney-in-Fact for William G. Jacob, Jr. and wife, Jo Ann Hall Jacob, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of January, 2000.

Angela R. Burkeen
NOTARY PUBLIC

My Commission Expires:

ANGELA R. BURKEEN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

My Commission Expires JUNE 29, 2002

EXHIBIT A

BEING Lot No. 1, on the Plan of Linda Jacob Subdivision, Section 1, of record in Book 2083, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Included in the above description but excluded from this conveyance is a tract of land which was conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6014, Page 862, described as follows:

Being a part of Lot No. 1 on the Plan of Linda Jacob Subdivision, Section 1, of record in Plat Book 2083, Page 7, Register's Office, Davidson County, Tennessee.

BEGINNING at a point, being the southwestern corner of property belonging to William G. Jacob, Jr., Et Ux, said point being common to Parcel 75 of Map 71-7, as recorded in Book 2642, Page 135 of the Register's Office for Davidson County, Tennessee; thence easterly, along the existing northern right-of-way line of West Trinity Lane, 55.5 feet, more or less, to a point; said point being the common corner of Parcels 74 and 73 of Map 71-7; thence northeasterly along the common property line of Parcels 74 and 73 of Map 71-7, 5.03 feet, more or less, to a point; thence westerly in a straight line for 56.08 feet, more or less, to a point on the common property line of Parcels 74 and 75 of Map 71-7; thence southerly along the common property line of Parcels 74 and 75 of Map 71-7, 5.0 feet, to the point of beginning and containing therein an area of 278.95 square feet.

TEMPORARY EASEMENT: This consists of a strip of land 8 feet in width directly behind the proposed sidewalk and along the proposed right-of-way. The undersigned do hereby grant unto the Metropolitan Government of Nashville and Davidson County, and its assigns, for the use and benefit of the Department of Public Works, permission to go unto this property for the purpose of sloping the bank directly behind the proposed sidewalk. This temporary easement is void upon completion of the project.

Being part of the same property conveyed to William G. Jacob, Jr. and wife, Jo Ann Hall Jacob by deed from W. G. Jacob and wife, Margaret L. Jacob of record in Book 2642, Page 135, Register's Office, Davidson County, Tennessee.

Frances Jacob Shelton executed this instrument on behalf of William G. Jacob, Jr. and wife, Jo Ann Hall Jacob pursuant to a Power of Attorney which is being placed of record currently herewith.

This is part of the same description as in previous deed of record.

This conveyance is subject to minimum building setback lines and easements for public utilities of record in Book 2083, Page 7, said Register's Office.

This conveyance is subject to any and all easements, if any.

This conveyance is subject to sanitary sewer and/or storm drainage easements of record in Book 3990, Page 819 and in Book 4178, Page 451, said Register's Office.