WARRANTY DEED

Instr:200002110014217 Page: 1 OF 2
REC'D FOR REC 02/11/2000 3:11:14PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $148.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 40,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF FEBRUARY 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: March 30, 00

THIS INSTRUMENT PREPARED BY:	Robert B. Young, Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Amos Sweat	Same	Map 83-3
2103 Greenwood Ave.		Parcel 159
Nashville, TN 37206		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOE BARNES**, A SINGLE PERSON, AND **JOE GOWER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMOS SWEAT**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING at the southeast corner of the property conveyed by Houston – McCord Realty Company to City Ice Delivery Company, by deed dated August 15, 1960; thence southeast along the northeast line of Greenwood Avenue 257 feet, more or less, to a point, which is 56.5 feet southwest of the center line of the north bound main track of Louisville and Nashville Railroad Company's Radnor Cut – Off if measured on a line radial to the curve thereof; thence in a northwesterly direction along a line southwest of, parallel with and 56.5 feet distant from said center line, the said line being Louisville and Nashville Railroad Company's southwesterly right of way line, 280 feet, more or less, to a point which is 100 feet east of the easterly line of Porter Road, if measured on a line at right angles therewith; thence in a southerly direction along a line parallel with a 100 feet distant eastwardly from the said line of Porter Road, 105 feet, more or less, to the point of beginning, containing 13,500 square feet, more or less.

BEING the same property conveyed to Joe Gower and Joe Barnes by deed from Jimmy C. Manier and wife, Carolyn Manier, of record in Book 10637, Page 672, Register's Office for Davidson County, Tennessee.

Joy Gower, wife, of Joe Gower, joins in this conveyance for the purpose of transferring and conveying any and all right, title or interest she may have by virtue of her marriage to Grantor.

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

2103 & 2105 Greenwood Ave., Nashville, TN 37206

(House Number) (Street) (City) (State) (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, his heirs and assigns, forever; and we do covenant with said GRANTEE 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, his 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 hands this 9th day of February 2000.

JOE GOWER - Seller

JOY GOWER - Seller

JOE BARNES

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joe Barnes** and **Joe Gower** and wife, **Joy Gower**, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of February 2000.

NOTARY PUBLIC

My commission expires: November 30, 02