Instr:200002160015470 Page: 1 OF 4
REC'D FOR REC 02/16/2000 10:00:31AM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $148.00

WARRANTY DEED

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
28th DAY OF January 2000

Notary Public

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

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 52 GROUP 17
147 Bayshore Drive (ADDRESS)	(ADDRESS)	PARCEL 77
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, Frances Jacob Shelton and husband, Roger Shelton and William Jacob, Jr. and wife, Jo Ann Jacob and Jean Jacob Windsor and Ann Jacob Kosloff and Linda * 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 109 W. Trinity Lane, Nashbville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*Jacob Runge and husband, Roger Runge and Robert Watts, Sr. and Faye Buck and Lou Kelley and Howard Eidson and Robert Watts, Jr.

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

Frances Jacob Shelton
Frances Jacob Shelton

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 Jacob, Jr. and wife, Jo Ann Jacob and Jean Jacob Windsor and Ann Jacob Kosloff and Linda Jacob Runge and husband, Roger Runge and Roger Shelton and Robert Watts, Sr. and Faye Buck and Lou Kelley and Howard Eidson and Robert Watts, Jr., 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. Burkee
NOTARY PUBLIC

My Commission Expires: 6/9/2002

ANGELA R. BURKEE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY

My Commission Expires JUNE 09, 2002

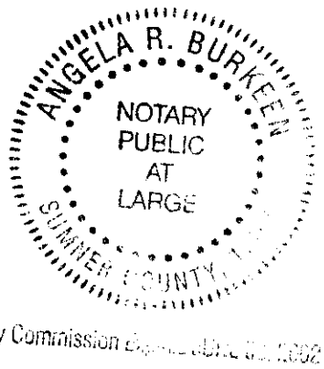
ACKNOWLEDGEMENT CONTINUATION

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 the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of January, 2000.

Angela R. Burkeen
NOTARY PUBLIC

My Commission Expires: 6/9/2002



My Commission Expires JUNE 9, 2002

EXHIBIT A

BEING Lot No. 4, 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 6013, Page 808, described as follows:

Being part of Lot No. 4 on the Plan of Linda Jacob's Subdivision, Section 1, of record in Book 2083, Page 7, Register's Office, Davidson County, Tennessee.

BEGINNING at a point, being the southwestern corner of property belonging to William Gilbert Jacob, Sr., Et Ux, said point being common to Parcel 78 of Map 71-7, as recorded in Book 4274, Page 777 of the Register's Office for Davidson County, Tennessee; thence easterly, along the existing northern right-of-way line of West Trinity Lane, 60.0 feet, to a point; said point being the common corner of Parcels 77 and 76 of Map 71-7; thence northerly along the common property line of Parcels 77 and 76 of Map 71-7, 5.0 feet, to a point; thence westerly in a straight line for 60.0 feet, to a point on the common property line of Parcels 77 and 78 of Map 71-7; thence southerly along the common property line of Parcels 77 and 78 of Map 71-7, 5.0 feet to the point of beginning and containing therein an area of 300.0 square feet.

TEMPORARY EASEMENT: This consists of a strip of land 10 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 the same property conveyed to William Jacob, Jr. and Jean Jacob Windsor and Joyce Jacob Watts and Ann Jacob Kosloff and Frances Jacob Shelton and Linda Jacob Runge by deed from Margaret L. Jacob of record in Book 9890, Page 25 as re-recorded in Book 10479, Page 214, Register's Office, Davidson County, Tennessee. The said Margaret L. Jacob retained a life estate in subject property and has since deceased. The said Joyce Jacob Watts has since deceased leaving Robert Watts, Sr. and Faye Buck and Lou Kelley and Howard Eidson and Robert Watts, Jr. as her only surviving heirs. Roger Runge (spouse of Linda Jacob Runge) and Jo Ann Jacob (spouse of William Jacob, Jr.) and Roger Shelton (spouse of Frances Jacob Shelton) herein join to convey any and all rights and interests they may have if any.

Frances Jacob Shelton executed this instrument on behalf of William Jacob, Jr. and wife, Jo Ann Jacob, Jean Jacob Windsor, Ann Jacob Kosloff, Linda Jacob Runge and husband, Roger Runge, Roger Shelton, Robert Watts, Jr., Faye Buck, Lou Kelley, Howard Eidson and Robert Watts, Jr. pursuant to a Power of Attorney which is being placed of record currently herewith.

This is 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 4180, Page 188 and in Book 6013, Page 808, said Register's Office.