File Box 9B
First Title & Escrow Co., Inc.
#16994

This Instrument Prepared By:

James C. Dale III
P.O. Box 198258
221 Fourth Avenue North, Fifth Floor
Nashville, TN 37219-8258
(615) 255-7443

Instr:200002170015887 Page: 1 OF 2
REC'D FOR REC 02/17/2000 10:16:31AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $3681.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this conveyance is ***$995,000.00***.

Beth M. Brock
Affiant

Sworn to and subscribed before me this 15th day of February, 2000.

Notary Public

My commission expires: 6-13-2001

Address New Owner as Follows:	**Send Tax Bills to:**	**Map/Parcel No.**
Lawson C. Allen, et ux 108 Westhampton Place Nashville, Tennessee 37205	Same	Map 116-7 Parcel 103

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **WILLIAM E. EZELL, III** (one and the same as W. E. Ezell III), an unmarried person, hereinafter referred to as Grantor, for and in consideration of the sum of Ten and No/100 Dollars ***($10.00)***, cash in hand paid, the receipt of which is hereby acknowledged, does hereby grant, sell, bargain and convey unto **LAWSON C. ALLEN** and wife, **MARY LAUREN ALLEN**, hereinafter referred to as Grantees, all his right, title and interest, in and to a certain parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Being Lot No. 5 on the Plan of Westhampton Place, of record in Plat Book 3700, Pages 95 and 96, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to William E. Ezell III by Warranty Deed from William E. Dix and wife, Sally W. Dix, of record in Book 9432, Page 408, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 108 Westhampton Place, Nashville, Tennessee 37205.

This conveyance is made subject to:

1. Property taxes for the year 2000, which have been prorated and assumed by Grantees;

2. Matters shown on the plan of record in Plat Book 3700, Pages 95 and 96, Register's Office for Davidson County, Tennessee, including conditions of an Owner's Certificate, a 70' minimum building setback line from Westhampton Place, and a 10' easement for public utilities and drainage purposes along the rear and southerly sidelines of said lot; and

3. Applicable zoning and land use regulations and laws.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their successors and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same as unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his successors and representatives to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this 15th ____ day of February, 2000.

W.E. Ezell III
W. E. EZELL III
(One and the same person as
William E. Ezell III)

By: James C. Dale III
James C. Dale III, Attorney in Fact

"Grantor"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said state and county, personally came and appeared **JAMES C. DALE III**, to me known to be the person who executed the foregoing instrument on behalf of **W. E. EZELL III** (one and the same person as William E. Ezell III) and acknowledged that he executed the same as the free act and deed of the said **W. E. EZELL III.**

WITNESS my hand and official seal, this 15th day of February, 2000.

NOTARY PUBLIC AT LARGE

Notary Public

My commission expires: 9-23-00