Prepared by and after Recording Return To:
Title Enterprises, LLC.
214 Centerview Drive, Suite 225
Brentwood, TN 37027

Instr:200002180016458 Page: 1 OF 3
REC'D FOR REC 02/18/2000 10:39:30AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $214.60

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roslyn Yvonne Wynn nka Roslyn Yvonne Lipscomb and husband, Anthony R. Lipscomb** (hereinafter referred to as "Grantors") has this day bargained and sold and does hereby transfer and convey unto **Rossie D. Sherrell and wife, Kathey L. Sherrell** (hereinafter referred to as "Grantees"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 16th day of February, 2000.

Roslyn Yvonne Wynn nka Roslyn Yvonne Lipscomb

Anthony R. Lipscomb

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Roslyn Yvonne Wynn nka Roslyn Yvonne Lipscomb and husband, Anthony R. Lipscomb** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 16th day of February, 2000.

Notary Public

My Commission Expires: _____

MELODY R. WILSON
NOTARY PUBLIC AT LARGE
Commission exp 8-19-2001
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $58,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jennifer Peters
Affiant

Subscribed and sworn to before me this 16th day of February, 2000.

Melody R. Wilson
Notary Public

MELODY R. WILSON NOTARY PUBLIC AT LARGE Commission exp 8-19-2001 RUTHERFORD COUNTY TENNESSEE

My Commission Expires: _____

MAP AND PARCEL NUMBERS: Map 092/03/0115.00

ADDRESS NEW OWNER:
2403 Alameda Street
Nashville, TN 37208

SEND TAX BILLS TO:
SAME

A certain tract or parcel of land in Davidson County, Tennessee, described as follws to-wit;

Being Lot No 88 and the westerly part of Lot No. 87 of Block 8 on the map of the subdivision of the Hefferman Place of record in Book 161, page 138 Register's Office for Davidson County, Tennessee.

BEginning on the souhterly margin of Alameda Street at the corner of Lots Nos. 88 and 89 on the said map, thence with the southerly margin of Almeda Street 57.2 feet to a point 7.2 feet easterly from the corner of Lots Nos. 87 and 88; thence southerly 140 feet to a point on the northerly margin of an alley, 6.1 feet easterly from the corner of said Lots Nos. 87 and 88 on said alley; thence with the northerly margin of said alley westerly 56.1 feet to the corner of Lots Nos. 88 and 89; thence northerly with a line between the said two lots 140 feet to the beginning point.

Being the same property conveyed to Roslyn Yvonne Wynn from Harold Reeves, Trustee by Quitclaim Deed dated 10/11/85 and recorded 10/11/85 in Book 6680, page 941 Register's Office for Davidson County, Tennessee.

(2-000078/8)