Instr:200002230017935 Page: 1 OF 2
REC'D FOR REC 02/23/2000 3:17:34PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1017.50

Box 60

Box 60

THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys-at-Law 2000 Richard Jones Road, #110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 16978	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $275,000.00 Affiant Subscribed and sworn to before me, this 8th day of February, 2000. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

WARRANTY DEED

My Commission Expires SEPT. 23, 2000

Address New Owner(s):	Send Tax Bills to	Tax Information
WAYNE HILTON	Fifth Third Bank	MAP 16-15
432 Lynnwood Boulevard	250 W. MAIN STREET	PARCEL 97.00
Nashville, Tennessee 37205	LEXINGTON, KY 40507	FB#BM01190

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, FRANK A. LIDDELL, III AND WIFE, LEE ANN WOMACK, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to WAYNE HILTON, MARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 432 Lynnwood Boulevard Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A hereto.

Lee Ann Womack, spouse of Frank A. Liddell, III, joins in the execution of this instrument for the purpose of conveying any interest she may have in subject property by virtue of her marriage to the said Frank A. Liddell, III.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of February, 2000.

FRANK A. LIDDELL, III

LEE ANN WOMACK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK A. LIDDELL, III AND LEE ANN WOMACK, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of February, 2000.

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:

Notary Public

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot 105 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Plat Book 421, pages 102 and 103, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Lynwood Boulevard, said point being 55 feet south of the line between Lots No. 104 and 105; thence easterly parallel with the line between said lots, 364 feet, more or less, to a point; thence southerly 100 feet, more or less to a point; thence westerly 357 feet, more or less, to the easterly margin of Lynwood Boulevard; thence with the margin of the same northerly 100 feet to the beginning.

Being the same property conveyed to Frank A. Liddell, III, unmarried, by deed from G. P. McGinn and wife, Mary Ann McGinn of record in Book 8752, page 217, said Register's Office for Davidson County, Tennessee

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) All matters appearing on the Plan of record in Plat Book 421, pages 102 and 103, said Register's Office.