Instr:200002240018289 Page: 1 OF 3
REC'D FOR REC 02/24/2000 3:02:37PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $175.75

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,500.00

~~Affiant~~ Notary Public

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 20 ~~xx~~ 00

~~Notary Public~~

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 223 Madison Street, S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Dorris and Robert B. Huffine (NAME)	Same as New Owners (NAME)	MAP 051-00-0
P. O. Box 153 (ADDRESS)	P. O. Box 153 (ADDRESS)	PARCEL 148.00
Goodlettsville, TN 37070 (CITY) (STATE) (ZIP)	Goodlettsville, Tn 37070 (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, T. N. McGinnis A/K/A Troy Napoleon McGinnis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William H. Dorris and Robert B. Huffine

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 219 Walton Lane, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 my hand this 15th day of February 20 ~~xx~~ 00

T. N. McGinnis

by: James M. McGinness P.O.A.

T. N. McGinnis A/K/A Troy Napoleon McGinnis

James M. McGinness
Attorney-in-Fact

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 T. N. McGinnis A/K/A Troy Napoleon McGinnis

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 15th day of February 19 00.

Commission expires March 23, 2002

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 _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of February, 2000, before me personally appeared James M. McGinness, to me known to be the person who executed the foregoing instrument on behalf of T. N. McGinnis a/k/a Troy Napoleon McGinnis, and acknowledged that he executed the same as the free act and deed of the said T. N. McGinnis.

Witness my hand and official seal at Madison, Tennessee, this the 15th day of February, 2000.

Commission expires: 3/23/2002

Notary Public

EXHIBIT A

Land in the 4th Councilmanic District of Davidson County, Tennessee, being part of Lot No. 6 on the Plan of Craighead Lands, as of record in Plan Book 1, Page 20 in the Chancery Court Records for Davidson County, Tennessee, described as follows:

Beginning in the south right-of-way of Walton Lane, approximately 244 feet east of the southeast turn-out of said Walton Lane and Saunders Avenue; thence along the right-of-way of Walton Lane, S. 82 deg. 15' 43" E. 178.49 feet to an iron pipe at the west line of the D. H. Frazier property as of record in Deed Book 3674, Page 369, Register's Office for Davidson County, Tennessee; thence leaving said right-of-way, S. 6 deg. 51' 56" W. 537.41 feet to a concrete highway monument in the north right-of-way of Briley Parkway; thence along said north right-of-way, N. 86 deg. 13' 36" W. 194.00 feet to the east line of property conveyed to Joe L. Wall and Mike Suggs of record in Deed Book 7153, Page 450, said Register's Office; thence along said east line, N. 8 deg. 27' 05" E. 550.80 feet to the point of beginning and containing 2.32 acres, more or less.

Being a part of the same property conveyed to Mrs. Mattie McGinnis, a widow and T. N. McGinnis and to the survivor of them by deed from Tom G. Coleman, Jr., Trustee of record in Book 1975, page 272, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO SANITARY SEWER EASEMENT TO METROPOLITAN GOVERNMENT OF RECORD IN BOOK 4139, PAGE 48, SAID REGISTER'S OFFICE.