This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Avenue North
Franklin, TN 37064

Map & Parcel 119-1-139

Instr:200002280018845 Page: 1 OF 2
REC'D FOR REC 02/28/2000 9:23:56AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $832.50

Send Tax Statements To:
Joseph Edward Stinson, etux
1116 Colemont Ct.
Antioch, TN 37013

Name/Address New Owner:
Same

Name of Mortgagee:
Franklin Nat'l Bank

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, WALLACE RAY CLARY, a single person, have bargained and sold and by these presents do transfer and convey unto JOSEPH EDWARD STINSON and SIRCI LYNN STINSON, husband and wife, their heirs and assigns forever, the following described property, to wit:

TRACT I

Being the Southerly 65 feet of the easterly one-half of Lot 1 on the Plan of Resubdivision of Lots Nos. 17, 18 and 19, Cumberland Nurseries, of record in Plat Book 161 at page 166, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southeast corner of the property conveyed to The Tennessee Property Company by James M. McKnight and wife of record in Book 2012, page 451, said Register's Office, said point being 65-1/2 feet east of the easterly margin of Wickson Avenue in the line between Lots Nos. 1 and 2; thence with the line between said two lots eastwardly 65-1/2 feet to the corner of Lots Nos. 1 and 2; thence northwardly with the easterly line of said Lot No. 1, 65 feet to a point 130 feet south of the southerly margin of Glenrose Avenue; thence westwardly 67 feet, more or less, to the easterly line of said Tennessee Property Company's property; thence with the same southwardly 65 feet to the beginning.

TRACT II

Land in Davidson County, Tennessee, being the northerly portion of the easterly one-half of Lot No. 1 on the Map of Resubdivision of Lots Nos. 17, 18 and 19, Cumberland Nurseries, a Plan of said Re-subdivision is of record in Book 161, page 166, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Glenrose Avenue, said point being the northeast corner of the property conveyed to The Tennessee Property Company of record in Book 2012, page 451, Register's Office for said County; thence with the said The Tennessee Property Company's east line south 125 feet, more or less, to northwest corner of the property conveyed to the Tennessee Property Company of record in Book 2016, page 231, Register's Office for said County; thence with the said The Tennessee Property Company's north line east 67 feet, more or less, to a point in the east line of said Lot No. 1; thence with said east line north 130 feet to the southerly margin of Glenrose Avenue, thence in westerly direction along said southerly margin 70 feet to the point of beginning.

Being the same property conveyed to Wallace Ray Clary by Warranty Deed from Daniel Brian Quirk and wife, Amy Puckett-Quirk of record in Book 10036, page 694, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2000 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantees assuming responsibility for payment of the same.

2. All matters as shown on the Plan of Resubdivision of Lots 17, 18, and 19, Cumberland Nurseries, record in Plat Book 161, page 166, Register's Office of Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

SUSIE H. CLARY joins in the execution of this instrument to convey any right, title or interest she may have in the subject property by virtue of her marriage to WALLACE RAY CLARY.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 18th day of February, 2000.

Wallace Ray Clary
WALLACE RAY CLARY

Susie H. Clary
SUSIE H. CLARY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WALLACE RAY CLARY and SUSIE H. CLARY, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 18th day of February, 2000.

CAROL L. McARTHUR NOTARY AT LARGE WILLIAMSON CO. TENNESSEE

Carol L McArthur
Notary Public

My Commission Expires:
July 12, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $225,000.00.

Affiant

CAROL L. McARTHUR NOTARY AT LARGE WILLIAMSON CO. TENNESSEE

Sworn to and subscribed before me on this the 18th day of February, 2000.

Carol L McArthur
Notary Public

My Commission Expires:
July 12, 2003