Instr:200002280019218 Page: 1 OF 2
REC'D FOR REC 02/28/2000 2:45:32PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $566.10

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Rd.Suite 110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $153,000.00

Affiant

Subscribed and sworn to before me, this 24th day of February, 2000.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR. LYNN GREEN	SAME	MAP 157 & A
112 BONAVENTURE PLACE		PARCEL 24.00 CO
NASHVILLE, TENNESSEE 37215		FB# 07D 41132

My Commission Expires SEPT. 23, 2000

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, DAVID C. TALLEY AND WIFE, SALLIE HICKS TALLEY, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to LYNN GREEN, ("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 unimproved property.

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.

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 24th day of February, 2000.

DAVID C. TALLEY

SALLIE HICKS TALLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID C. TALLEY AND SALLIE HICKS TALLEY, 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 24th day of February, 2000.

My Commission Expires:

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of 3rd Revision Middleton, as of record in Plat Book 6900, page 900, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David C. Talley and Sallie Hicks Talley, a 50% undivided interest each by quitclaim deed from David Talley and wife, Sallie Talley of record in Book 9657, page 577, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 10714, page 744; (3) Agreement of record in Book 6505, page 881; and (4) All matters appearing on the Plan of record in Plat Book 6900, page 900, said Register's Office.