Instr:200003010020124 Page: 1 OF 3
REC'D FOR REC 03/01/2000 2:08:32PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1572.50

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. 17026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $425,000.00

Charles D Robison
Affiant

Subscribed and sworn to before me, this 1st day of March, 2000.

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires SEPT. 23, 2000

Notary Public

My Commission Expires:

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Tax Information
MR/MRS CHARLES D. ROBISON	NEW OWNER	Map 116-8-G
159 CHARLESTON PARK		Parcel 159.00 CO
NASHVILLE, TENNESSEE 37205		FB# 07DA 74932

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, ROBERT L. HAYES AND WIFE, BEVERLY A. FEAGIN, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CHARLES D. ROBISON AND WIFE, ELIZABETH B. ROBISON, ("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 159 Charleston Park, Nashville, TN 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.

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 1st day of March, 2000.

ROBERT L. HAYES

By: Robert L Hayes by Beverly A. Feagin
BEVERLY A. FEAGIN ATTORNEY-IN-FACT

Beverly A. Feagin
BEVERLY A. FEAGIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEVERLY A. FEAGIN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2000.

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires:

Notary Public

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEVERLY A. FEAGIN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said ROBERT L. HAYES, and is authorized by the said ROBERT L. HAYES, to execute this instrument on his behalf.

Witness my hand, at office, this 1st day of March, 2000.

My Commission Expires:_____ Notary Public

GEORGE E. MUDTER, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Sugartree Phase 3 (Revised), as of record in Plat Book 5050, pages 67 thru 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert L. Hayes and wife, Beverly A. Feagin by deed from Tracmark, Inc., a Tennessee corporation of record in Book 6640, page 70, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 4857, page 157, amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, amended and restated in Book 11758, page 466; (3) Easements of record in Book 3400, page 63, Book 7061, page 100, Book 5684, page 987; and (4) All matters appearing on the Plan of record in Plat Book 5050, pages 67 thru 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, said Register's Office.