PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Instr:200003010020185 Page: 1 OF 3
REC'D FOR REC 03/01/2000 3:04:46PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $555.00

WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of February, 2000 by and between STEPHEN M. PUSEY and GAIL V. PUSEY, HUSBAND AND WIFE, hereinafter called GRANTORs, and MORGAN R. CRYAR and MELANIE C. CRYAR, HUSBAND AND WIFE, hereinafter called GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WE, STEPHEN M. PUSEY and GAIL V. PUSEY, HUSBAND AND WIFE, GRANTORs, do hereby bargain, sell, transfer and convey unto MORGAN R. CRYAR and MELANIE C. CRYAR, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 2025 HICKORY HILL LANE, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: _____
STEPHEN M. PUSEY, Signature of Seller

_____
GAIL V. PUSEY, Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, STEPHEN M. PUSEY and GAIL V. PUSEY, HUSBAND AND WIFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of February, 2000.

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

MORGAN R. CRYAR and MELANIE C. CRYAR, HUSBAND AND WIFE

2025 HICKORY HILL LANE
HERMITAGE, TN 37076

Property Address:

2025 HICKORY HILL LANE
HERMITAGE, TN 37076

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 74-16, PARCEL 162

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$150,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

X
Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **February, 2000.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 41 on the Plan of Stones River Estates, Section I, of record in Book 2900, page 139, Register's Office for said County.

SAID Lot fronts 138.14 feet on the south side of Hickory Hill Lane and runs back 158.83 feet on the west line and 221 feet on the east line to a dead line in the rear on which it measures 169.59 feet.

BEING the same property conveyed to STEPHEN M. PUSEY and GAIL V. PUSEY, HUSBAND AND WIFE, by Warranty Deed from STEPHEN T. AND STELLA L. MADDUX, of record in Book 8670, page 429, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 74-16, PARCEL 162).

2. All matters as set forth on the Plan of record in Plat Book 2900, page 139, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.