Instr:200003020020786 Page: 1 OF 2
REC'D FOR REC 03/02/2000 1:24:32PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $436.60

Box 2

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

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

FTEC No. 16998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $218,000.00

Affiant

Subscribed and sworn to before me, this 25th day of February, 2000.

Notary Public

My Commission Expires: 11/28/03

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MATTHEW CHRISTOPHER WAY	SOUTHTRUST MORTGAGE CORP.	MAP 128-10
219 New Sawyer Brown Road	100 Broowood Place, Ste. 300	PARCEL 107
Nashville, Tennessee 37221	Birmingham, Alabama 35209	FB# 9D57518

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, JOHN PAUL GRUBBS AND WIFE, CINDY LEE GRUBBS, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MATTHEW CHRISTOPHER WAY AND WIFE, JENNIFER SHANNON WAY, ("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 219 New Sawyer Brown Road Nashville, Tennessee 37221.

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 25th day of February, 2000.

JOHN PAUL GRUBBS

CINDY LEE GRUBBS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN PAUL GRUBBS AND CINDY LEE GRUBBS, 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 25th day of February, 2000.

My Commission Expires: 11/28/03

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 205 on the Plan of Stacy Square Section 3, as of record in Plat Book 4175, page 154, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John Paul Grubbs and wife, Cindy Lee Grubbs, by deed from Paul Bruce Grubbs and wife, Jewel D. Grubbs, of record in Book 10151, page 766, said Register's Office. John Paul Grubbs and John Grubbs are one and the same person. Cindy Lee Grubbs and Cindy Grubbs are one and the same person.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 7534, page 939; and (3) All matters appearing on the Plan of record in Plat Book 4175, page 154, said Register's Office.