This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Ellis Hale
259 Wilowen Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
Owner

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

MAP **095-09**
GROUP
PARCEL **13**

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REC'D FOR REC 03/03/2000 9:27:51AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $392.20

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James L. Deatrick, Jr. and Marty L. Penix** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **Ellis Hale and wife, Frances J. Hale**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Creekside Heights of record in Book 2663, page 114 and 115, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to James L. Deatrick and Marty L. Penix by Substitute Trustee's Deed from Joe M. Kirsch, Substitute Trustee dated December 10, 1999, of record in Instrument 199912170304389, page 1, Register's Office for Davidson County, Tennessee.

This is improved property known as 1910 Lebanon Pike, Nashville, Tennessee 37210.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes 1999, a lien now due and payable. Map 095-09, Parcel 13. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to restrictive covenants contained in instruments of record in Book 2876, page 599 and amended in Book 2879, page 441, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 2663, page 114 and 115, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat; and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and,

Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 2nd day of March, 2000.

James L. Deatrick, Jr.

Marty L. Penix

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James L. Deatrick, Jr. and Marty L. Penix**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this the 2nd day of March, 2000.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $106,000.00.

AFFIANT

Subscribed and sworn to before me on this the 2nd day of March, 2000.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/2001