Instr:200003100025076 Page: 1 OF 2
REC'D FOR REC 03/10/2000 1:29:38PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $562.40

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,000.00

Beverly D Qualls
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2000.

Notary Public

My Commission Expires: 1/30/02
(AFFIX SEAL)

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Beverly D. Qualls and Larry Parker 4617 Saunders Avenue Nashville, TN 37216	U.S. Trust Mortgage, Inc. 210 25th Avenue N., Suite 1100 Nashville, TN 37203	051-15

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **ROBERT B. SLOAN, SR. AND WIFE, BARBARA A. SLOAN**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **BEVERLY D. QUALLS AND LARRY PARKER, BOTH UNMARRIED, AS JOINTS TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called Grantee, their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

A tract of land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 7 on the Plan of Craighead Lands, as of record in Minute Book 1, pages 108 and 109, and in Plan Book 1, page 20, Chancery Court at Nashville, described according to a survey made by J. R. Wauford & Company, Consulting Engineers, August 23, 1962, as follows:

Beginning at a point on the westerly right of way of Saunders Avenue, said point being S 2 deg. 31' E, 10.55 feet ,more or less, from the southerly margin of Walton Lane; thence along said westerly right of way S 2 degrees, 31' E, 125.46 feet to a point at the southeast corner of the property conveyed from King to Bates in Deed Book 3502, page 358; thence along the southerly line of said tract, westerly 164.6 feet, more or less, to the southwest corner of the Bates property; thence N 2 degrees, 22' E 137.2 feet to the southwest corner of the property conveyed from Harding to Reed in Deed Book 5447, page 198; thence with said Reed property and severing the property described in Deed Book 4515, page 376, S 88 degrees, 19' E, 152 feet, more or less to a point in the westerly margin of Saunders Avenue, the point of beginning and described (in part) according to a survey by Clyde Anderson, June, 1971.

Also conveyed herewith is a 12 foot strip of land described as follows:

A tract of land in the 11th Civil District of Davidson County, Tennessee, being part of Lot 7 on the Plan of Craighead lands, as of record in Minute Book 1, pages 108 and 109, and in Plan Book 1, page 20, Chancery Court at Nashville, described according to a survey made by J. R. Wauford & Company, Consulting Engineers, August 23, 1962 as follows:

Beginning at a point at the southwest corner of property described in Deed Book 3502, page 358, Being S 2 degrees, 22' W, 287.2 feet from the southerly margin of Walton Lane; thence along the southerly line of property described in Deed Book 3502, page 358, Easterly 164.6 feet, more or less, to the westerly right of way of Saunders Avenue; at the southeast corner of property described in Deed Book 3502, page 358, said point being S 2 degrees 31' E, 276.01 feet from the southerly margin of Walton Lane; thence S 2 deg. 31 E. 12.32 feet, more or less, along said westerly right of way of Saunders Avenue to an iron pin; thence N 87 degrees 29' E, 164.6 feet to an iron pin; thence N 2 degrees 22' E. 12.0 feet to the point of beginning. Described (in part) according to a survey by Clyde Anderson dated June 1971.

Being the same property conveyed to Robert B. Sloan, Sr. and wife, Barbara A. Sloan, by Deed from Elizabeth Bates Sadler, Beverly Bates Grayson and Rebecca Bates Hopkins, of record in Book 7326, page 632, Register's Office for Davidson County, Tennessee, and by Deed from Elizabeth Bates Sadler, Beverly Bates Grayson and Rebecca Bates Hopkins, of record in Book 7329, page 620, Register's Office for Davidson County, Tennessee.

N 03187

This conveyance is made subject to:

Taxes for the year 2000 and subsequent years, a lien which is not yet due and payable.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 4617 Saunders Avenue, Nashville, TN 37216.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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 person whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness MY HAND 25th day of February, 2000.

x _____
Robert B. Sloan. Sr.

x _____
Barbara A. Sloan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Robert B. Sloan, Sr. and wife, Barbara A. Sloan, within named 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 instrument for the purposes therein contained.

Witness my hand and official seal, in Nashville, Tennessee, the 25th day of February, 2000.

_____
Notary Public

My commission expires: 1/30/02

H. ANTHONY DUNCAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.