THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

Instr:200003150026763 Page: 1 OF 2
REC'D FOR REC 03/15/2000 3:05:46PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $277.13

ADDRESS NEW OWNER:
April Dawn Hileman
2900 Emery Drive
Nashville, Tennessee 37214

MORTGAGEE:
Mortgage Investors Group
320 N. Cedar Bluff Road
Ste. 200
Knoxville, Tennessee 37923

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 96-10
Parcel 88
Field Book #:3DZ59302

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **William Glenn Shannon, the only surviving heir at law of Leslie L. Shannon, deceased and Rubye Shannon, deceased,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **April Dawn Hileman, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 272 on the Plan of Clover Hill, Section 5, as of record in Book 2133, page 83, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning at a point on the north margin of Emery Drive, at the common corner of Lots 271 and 272; thence with the line between said lots, northerly 110 feet to a corner of lots 273; thence with the line between Lots 272 and 273, westerly 122.2 feet to the easterly margin of Colfax Drive; thence with the margin of said Drive; southerly 80 feet to the beginning of a curve; thence along said curve, southeasterly 31.42 to the north margin of Emery Drive; thence with the margin of said Drive, easterly 100 feet to the beginning.
>
> Being the same property conveyed to Leslie L. Shannon and wife, Rubye Shannon, by virtue of a deed from M. C. Butts and wife, Dixie R. Butts, as of record in Book 2302, page 428, Register's Office for Davidson County, Tennessee.
>
> The said Leslie L. Shannon died on September 28, 1966 and the said Rubye Shannon died on January 24, 2000, leaving William Glenn Shannon as the only surviving heir.

This is improved property known as 2900 Emery Drive, Nashville, Tennessee 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 2273 , page 88 and easements, covenants and conditions as shown on the Plan of record in Plat Book 2133, page 88, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 persons 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 our hands this 28th day of February, 2000.

William Glenn Shannon
WILLIAM GLENN SHANNON

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM GLENN SHANNON**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 28th day of February, 2000.

Lisa Robinson
NOTARY PUBLIC

SEAL ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/26/03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $74,900.

April Silleman
AFFIANT

Subscribed and sworn to before me this 28th day of February, 2000.

Lisa Robinson
NOTARY PUBLIC

SEAL ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/26/03