00-3-7-Q

FILE BOX 19B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 2000

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 5/28/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bicentennial Title & Escrow, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Warner, Sr. (NAME)	New Owner (NAME)	42-16-224
310 Madison Street (ADDRESS)	714 Falcon Drive (ADDRESS)	42-16-154
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	42-16-161

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mid-South Materials Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert A. Warner, Sr. and wife, Suzanne G. Warner

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

PLEASE SEE EXHIBIT "A" ATTACHED HERETO

Instr:200003200028088 Page: 1 OF 3
REC'D FOR REC 03/20/2000 1:05:52PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1757.50

unimproved ( )
This is improved (X) property, known as 310 Madison Street, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 16th day of March 2000

Mid-South Materials Company
By:

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared ROLAND JONES and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the PRESIDENT and _____ respectively of the Mid-South Materials Company the within named bargainor, and corporation, and that he as such PRESIDENT and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ROLAND JONES as such PRESIDENT, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 16th day of March, 2000.

My commission expires 5/28/03

Notary Public

EXHIBIT "A"

A tract of land in Davidson County, Tennessee, being located on the East line of the Louisville and Nashville Railroad Company, on the Southern margin of Woodruff Street and West of Madison Street and described according to a survey by Michael V. Holmes, Tennessee Registered Land Surveyor, R.L.S. No. 213, dated June 17, 1997 and updated March 15, 2000, as follows:

BEGINNING at the North West intersection of Douglas Avenue and Madison Street; thence North 86 deg. 00' 55" W, 201.80 feet to a railroad spike on the Northern margin of said Madison Street, the true point of beginning of this tract;

(1) Thence along said margin of Madison Street, N 86 deg. 00' 55" W, 107.43 feet to a PK Nail at the Northeastern terminus of said Madison Street;
(2) Thence along the terminus of said Madison Street, S 17 deg. 12' 40" W, 39.00 feet to a PK Nail, the Southwestern terminus of said Madison Street;
(3) Thence along the South margin of said Madison Street, S 86 deg. 00' 55" E, 50.15 feet to a railroad spike;
(4) Thence leaving said margin, S 17 deg. 12' 40" W, 61.00 feet to an iron pin;
(5) Thence N 86 deg. 00' 55" W, 109.93 feet to an iron pin in the eastern margin of said railroad;
(6) Thence along said margin, N 17 deg. 12' 40" E, 733.06 feet to a PK Nail in the Southern margin of said Woodruff Street,
(7) Thence along the Southern margin of said Woodruff Street, S 86 deg. 19' 17" E, 105.39 feet to an iron pin;
(8) Thence leaving said margin of Woodruff Street, S 11 deg. 39' 03" W, 622.39 feet to the point of beginning for this tract.

BEING the same property conveyed to Mid-South Materials Company, by Deed from John K. Cartwright, of record in Book 10036, Page 731, Register's Office for Davidson County, Tennessee.