THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 35,000.00

Affiant

Subscribed and sworn to before me, this 30th day of March, 2000

Notary Public

My Commission Expires: 9.29.01

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
CHAD JONES 708 S. 12th Street Nashville, Tennessee 37206	GUARANTY TRUST 640 Broadmor Boulevard #100 Murfreesboro, Tennessee 37129	MAP 94-1 PARCEL 122

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY FIVE THOUSAND AND NO/100---------- ($ 35,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, JOHNNY R. HACKNEY AND WIFE, MARY E. HACKNEY hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CHAD JONES, MARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 12 on the Plan of the Subdivision and Lot No. 3-N.H. Hobson's Sub. Book 1, page 57, Chancery Court Property of heirs of A.J. Caldwell of record in Book 421, page 78, Register's Office for Davidson County, Tennessee.

SAID Lot No. 12 fronts 50.3 feet on the westerly margin of Twelfth Street and extends back 181.3 feet on the southerly line and 176.5 feet on the northerly line to a dead line in the rear measuring 50.0 feet thereon.

BEING the same property conveyed to Johnny R. Hackney and wife, Mary E. Hackney, their heirs and assigns, by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington, D.C., of record in Book 11314, page 559, Register's Office for Davidson County, Tennessee.

Instr:200003310032334 Page: 1 OF 2
REC'D FOR REC 03/31/2000 12:49:00PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $129.50

This is improved property known as 708 S. 12th Street, Nashville, Tennessee 37206

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

GRANTORs COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Map of S/D of Lot No. 3 - N.H. Hobson S/D of record in Book 421, page 78, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 30th day of March, 2000.

JOHNNY R. HACKNEY

MARY E. HACKNEY

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHNNY R. HACKNEY AND WIFE, MARY E. HACKNEY, 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 instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of March, 2000.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____.

My Commission Expires: _____

Notary Public