Instr:200004110036719 Page: 1 OF 3
REC'D FOR REC 04/11/2000 4:43:24PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $214.60

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April 20 00

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 223 Madison Street, S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason M. Timmons (NAME)	Union Planters Bank, N.A. (NAME)	MAP 029-00-0
4365 Grays Point Road (ADDRESS)	215 Forrest Street (ADDRESS)	PARCEL 333.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Hattiesburg, MS 39403 (CITY) (STATE) (ZIP)	

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, Cecil Fuller and wife, Peggy Fuller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason M. Timmons and wife, Shawna M. Timmons

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:

SEE ATTACHED EXHIBIT A

unimproved ( )
This is improved (X) property, known as 4365 Grays Point Road, Joelton, TN 37080
(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 our hand s this 10th day of April 20 00

Cecil Fuller

Cecil Fuller

Peggy Fuller

Peggy Fuller

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 Cecil Fuller and wife, Peggy Fuller

the bargainor s, 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 at Madison, Tennessee, this 10th day of April 2002.

Commission expires March 23, 2002

Diane L. Gregory
Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, described according to a survey by William Marlin Keel, #990, dated February 28, 1985 as Lot No. 1, bounded and described by metes and bounds as follows:

BEGINNING at a concrete monument in the southerly margin of Grays Point Road, said monument being the northwest corner of the property conveyed to F. E. Barnes by deed of record in Book 4898, Page 968, Register's Office for Davidson County, Tennessee; thence South 21 deg. 00' 30" East 89.72 feet to an iron pin; thence South 12 deg. 45' 06" East 215.83 feet to an iron pin; thence South 45 deg. 57' 35" East 170.71 feet to an iron pin; thence North 86 deg. 38' 38" West 412.75 feet to an iron pin; thence North 62 deg. 36' 17" West 87.0 feet to an iron pin in the southwesterly margin of Grays Point Road; thence with the southwesterly margin of Grays Point Road, Nroth 27 deg. 23' 43" East 235.94 feet to an iron pin; thence along a curve to the right, (1 = 53 deg. 24' 18": R=193.61 feet), a distance of 180.46 feet to the beginning, containing 2.25 acres, more or less.

Being the same property conveyed to Cecil Fuller and wife, Peggy Fuller by Quitclaim Deed from Albert Proctor and wife, Jean Proctor dated March 9, 1985 and recorded March 11, 1985 at 10:59 AM in Book 6507, Page 471, Register's Office for Davidson County, Tennessee.

Peggy Fuller

Cecil Fuller