Address New Owners:
Joe Garza
103 West Webster St.
Madison, TN 37115-4607

Map Parcel No:
51-4-66

Send Tax Bills to:
Same

Instr:200004120036856 Page: 1 OF 2
REC'D FOR REC 04/12/2000 10:46:37AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $333.00

WARRANTY DEED

PICK-UP

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Chan McCullough

hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

Joe Garza

hereinafter called the grantees, their heirs and assigns, the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT ONE: A tract of land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described according to a survey made by Cantrell, Connell, and Morrison, Engineers, dated February 9, 1955, as follows: Beginning at an iron pin on the northerly margin of Webster Street, the easterly line of the property conveyed to the Nashville Pistol and Revolver Club, Inc, by deed from W. M. Graham and wife of record in Book 1810, page 469, Register's Office for said County, thence with said street, south 64 deg. East 150 feet to an iron pin; thence North 23 deg. 30' east 150 feet; thence, westwardly 161 feet, more of less to the easterly line of the Nashville Pistol and Revolver Club, Inc property; thence with their easterly line, South18 deg. 33' West 150 feet to the beginning.

TRACT TWO: A tract of land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described according to a survey made by Cantrell, Connell, and Morrison, Engineers, dated February 9, 1955, as follows: Beginning at an iron pin in the easterly line of the property conveyed to the Nashville Pistol and Revolver Club, Inc, by deed from W. M. Graham and wife of record in Book 1810, page 469, Register's Office for said County, being 150 feet north of the northerly margin of Webster Street; thence with their easterly line, North 18 deg. 33' East 112.5 feet to Cartwright's southerly line; thence with said line, South 55 deg. 175 feet; thence South 23 deg 30' West 80 feet, more or less, to a point 150 feet north of the northerly margin of Webster Street; thence westwardly 161 feet, more or less, to the beginning.

Being the same property conveyed to Chan McCullough by Kevin S. Key, Substitute Trustee, by deed of record instrument #199912080300993, Register's Office for Davidson County., Tennessee and reconveyed by Deed of Correction filed herewith.

This is improved property known as: 103 West Webster St., Madison, TN

TO HAVE AND TO HOLD the said tract or parcel of land with 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 property 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 property to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 7th day of April, 2000.

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Chan McCullough, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of April 2000.

Commission expires Jan 28, 2001 Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $90,000.

AFFIANT

Subscribed and sworn to me this 7 day of April, 2000.

Commission expires Jan 28, 2001 Notary Public

This instrument prepared by:
Chan McCullough
700 Craighead St., Suite 103
Nashville, TN 37204