This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

Instr:200004190039005 Page: 1 OF 2
REC'D FOR REC 04/19/2000 8:18:45AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $240.50

ADDRESS NEW OWNER:
JAMES R. HENDRIX, JR.
249 Lovell Street
Madison, Tennessee 37115

SEND TAX BILL TO:
To Mortgagee

MORTGAGEE:
SUNTRUST BANK, NASHVILLE N.A.
201 Fourth Avenue North
Nashville, Tennessee 37230-5110

MAP **043-09-0**
PARCEL **066.00**

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, **MARY FRANCES FARMER, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **JAMES R. HENDRIX, JR., unmarried**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the Easterly 5 feet of Lot No. 21 and all of Lot No. 22, Block "A" on the Plan of Overlook Estates of record in Book 843, Page 105, Register's Office for said County.
>
> Said lot adjoin and front together 55 feet on the Northerly side of Lovell Street and extend back between parallel lines 135 feet to a dead line in the rear measuring 55 feet thereon.
>
> Being the same property conveyed to Mary Frances Bowman by Quitclaim Deed from Paul Deloyce Bowman of record in Book 7547, Page 881, Register's Office for Davidson County, Tennessee. The said Mary Frances Bowman is now known as Mary Frances Farmer.
>
> This is improved property known as 249 Lovell Street, Madison, Tennessee 37115.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Subject to setback lines, easement and other encumbrances contained in the Plan of Overlook Estates, Block "A" of record in Plat Book 843, Page 105, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns, forever and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 7th day of April, 2000.

MARY FRANCES FARMER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 7th day of April, 2000.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires
September 13, 2003

My Commission Expires: February 3, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $65,000.00.

AFFIANT

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

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires
September 13, 2003

My Commission Expires: February 3, 2001