PREPARED BY:
D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

Instr:200004200039760 Page: 1 OF 2
REC'D FOR REC 04/20/2000 3:23:42PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $185.00

Map & Parcel No.: 56-2

WARRANTY DEED

THIS INDENTURE is made and entered into this **11th** day of **April, 2000** between **William H. Morrow and wife, Lillie May Morrow** , GRANTOR, and **Kimberly Knox and Joseph Lumley** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Ashland City,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Beginning at a stake in the southern margin of a 30-foot private road, the said stake being located 840 feet southward from the south margin of Bull Run Road; running thence South 10-1/2 deg. West 830 feet to a stake; thence South 68 deg. East 105 feet to a stake; thence North 10-1/2 East to a stake in the southern margin of a private road; thence with the southern margin of said private road North 68 deg. West 105 feet to the point of beginning, containing two acres, more or less; together with the 30-foot right of way of the said private road to enter the property described herein.

Being the same property conveyed to William H. Morrow and wife, Lillie May Morrow by deed from Willie B. Dickerson of record in Book 10439, page 341, said Register's Office.

This conveyance is made subject to the year 2000 property taxes, which have been prorated, Grantees to pay.

The legal description contained herein is identical to the legal description contained in the previous deed of record.

Lillie May Morrow and Lillie May Morrow is one and the same person.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

William Morrow
William H. Morrow
Signature of Seller

Lillie May Morrow
Lillie May Morrow
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William H. Morrow and wife, Lillie May Morrow** , the within named 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, at office, this **11th** day of **April, 2000.**

Eileen Strange
Notary Public

My Commission Expires: 4/11/00

Name and Address of Property Owner:

Kimberly Knox and Joseph Lumley
5032 Pine Valley Road
Ashland City, TN 37015

Property Address:

5032 Pine Valley Road
Ashland City, TN 37015

Person Responsible for Taxes:

Flagstar Bank, FSB
2600 Telegraph Road
Bloomfield Hills, MI 48302

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$50,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **11th** day of **April, 2000.**

Eileen Strange
Notary Public

My Commission Expires: 4/11/00

RETURN TO:

D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027