Instr:200004260041423 Page: 1 OF 2
REC'D FOR REC 04/26/2000 2:52:42PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $314.50

THIS INSTRUMENT PREPARED BY:

RAMSEY & THORNTON
ATTORNEYS AT LAW
507 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
CHIC 0309

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY FIVE THOUSAND AND 00/100 ($85,000.00) DOLLARS, cash in hand paid by KEITH R. FOWLKES, unmarried, receipt of which is hereby acknowledged, I, PAUL RHETT VAN VICKLE, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said KEITH R. FOWLKES, unmarried, his heirs and assigns, a certain tract or parcel of land as follows:

Being land in Davidson County, Tennessee, and being Lot No. 173A of the Zone Division of Lots 172 thru 180 Percy Priest Woods Section 4, as of record in Plat Book 6250, Page 993, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paul Rhett Van Vickle, unmarried, by deed from Donna L. Seay Hartshorn, dated July 31, 1998, and of record in Book 11047, Page 532, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the restrictions and reservations of record in Book 5984, Page 865, as amended in Book 6020, Page 270, and Book 6250, Page 993; and further subject to all matters as shown in Plat Book 6250, Page 356 and 357 as amended in Plat Book 6250, Page 993; all in the Register's Office of Davidson County, Tennessee, to which reference is hereby made.

This conveyance is subject to an easement for utility services and party walls for use in common with owners of attached and appurtenant improvements.

This conveyance is subject to sanitary sewer as set forth in Deed of conveyance from Ellis B. Goodloe to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 7430, Page 167 and Book 7430, Page 201, Register's Office of 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 KEITH R. FOWLKES, unmarried, his heirs and assigns, forever. And I do covenant with the said KEITH R. FOWLKES, unmarried, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 2000 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said KEITH R. FOWLKES, unmarried, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, as and for the 17th day of April, 2000.

PAUL RHETT VAN VICKLE

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, PAUL RHETT VAN VICKLE, unmarried, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 18th day of April, 2000.

NOTARY PUBLIC

My Commission Expires: _____

OFFICIAL SEAL
R. ERIC THORNTON
NOTARY PUBLIC - TENNESSEE
DICKSON COUNTY
My Comm. Expires 11/18/02

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $85,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 17th day of April, 2000.

NOTARY PUBLIC

My Commission Expires: _____

OFFICIAL SEAL
R. ERIC THORNTON
NOTARY PUBLIC - TENNESSEE
DICKSON COUNTY
My Comm. Expires 11/18/02

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Tax Map 108-16/223

ADDRESS OF NEW OWNER:
Mr. KEITH R. FOWLKES
905 Hammack Drive
Nashville, TN 37214

SEND TAX BILLS TO:
FIRSTAR HOME MORTGAGE
809 South 60th Street, Suite 210
West Allis, WI 53214