Instr:20000426004144B Page: 1 OF 3
REC'D FOR REC 04/26/2000 3:09:37PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $210.90

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Clayton Gholson, et ux 355 Cumberland Hills Dr. Madison, Tn. 37115	Same as New Owner	Map 53-2 Parcel 42

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, HASKELL B. MCPEAK and wife, AMIE V. MCPEAK, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto CLAYTON GHOLSON and wife, MARTHA GHOLSON, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 177, Section C, Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, page 66, in Register's Office for Davidson County, Tennessee; fronting 55.0 feet on Bryan Street, containing 0.29 acres, more or less.

Subject to and/or reserving one (1) permanent easement 10 feet wide for utilities and one (1) special easement 10 feet wide for sewer, water, electric and/or telephone cable; and all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easements, are expressly reserved to E. I. du Pont de Nemours and Company (the Grantor in the deed of record in Book 1853, page 40, RODCT). If special easement is abandoned for the purpose for which the same has been dedicated, all rights thereunder will terminate and such special easement may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.

BEING the same property conveyed to Haskell B. McPeak and wife, Amie V. McPeak, by deed from E. I. du Pont de Nemours and Company, of record in Book 1853, page 40, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1306 Bryan St., Old Hickory, TN 37138.

THIS CONVEYANCE is made subject to an easement for water, sewers and other utilities, including the installation, repair and maintenance of same, serving Lot No. 177A, Section C, Village of Old Hickory, said easement being 10 feet wide in width from the northerly boundary line of the above described tract, a common boundary line with Lot No. 176 and extending from the rear line or easterly line of Lot No. 177A, Section C, Village of Old Hickory, from west to east to the existing sewer lines and water lines on Lot No. 177 as described above. Said Easement shall be for the use and benefit of the owners of Lot No. 177A, Section C, Village of Old Hickory, their heirs or assigns.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2000, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to a 10-foot easement for water, sewers and other utilities, including the installation, repair and maintenance of same, serving Lot No. 177A, Section C, Village of Old Hickory, as described hereinabove.

3. Subject to any and all matters as they may appear on the plan of record in Book 1424, page 66, said Register's Office, including but not limited to the two servicing easements conveyed to E. I. du Pont de Nemours and Company (the Grantor in the deed of record in Book 1853, page 40, RODCT) as described hereinabove.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Haskell B. McPeak
HASKELL B. MCPEAK

Amie V. McPeak
AMIE V. MCPEAK

"GRANTEES"

Clayton Gholson
CLAYTON GHOLSON

Martha Gholson
MARTHA GHOLSON

STATE OF TENNESSEE }
COUNTY OF SULLIVAN }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HASKELL B. MCPEAK and wife, AMIE V. MCPEAK, 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 the 21st day of April, 2000.

Nathan Vaughn
NOTARY PUBLIC

NATHAN VAUGHN NOTARY PUBLIC SULLIVAN CO. TENN.

My Commission Expires: 9/16/2000

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAYTON GHOLSON and wife, MARTHA GHOLSON, 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 the 20th day of April, 2000.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $57,000.00.

Clayton Gholson
Affiant

Sworn to and subscribed before me, this the 20th day of April, 2000.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001