This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Avenue North
Franklin, TN 37064

Map & Parcel 119-14-0 193.01

Instr:200004260041473 Page: 1 OF 2
REC'D FOR REC 04/26/2000 3:38:28PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $399.60

Send Tax Statements To:
Wallace Clary
2906 Selena Drive
Nashville, Tn. 37211

Name/Address New Owner:
Same

Name of Mortgagee:
Franklin Nat'l Bank

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, LOUISE HITE, a widow, have bargained and sold and by these presents do transfer and convey unto WALLACE RAY CLARY, a single person, his heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Map of Mashburn Heights, Section 2, of record in Book 1835, page 93, amended in Book in Book 10290, page 89, Register's Office for said County, and described as follows:

Beginning at a point on the northerly margin of Mashburn Drive, at the common corner of Lots Nos. 18 and 19; thence in a westerly direction along the northerly margin of Mashburn Drive, 143.6 feet to a point; thence continuing in a westerly and northerly direction around a curve 39.27 feet to a point on the easterly margin of Selena Drive, 117.7 feet to the common corner of Lots Nos. 19 and 20; thence in an easterly direction along the line between Lots Nos. 19 and 20, 94.6 feet to the common corner of Lots Nos. 18, 19 and 20; thence in a southerly direction along the line between Lots 18 and 19, 109.1 feet to the northerly margin of Mashburn Drive, the point of beginning.

Being the same property conveyed to Paul M. Hite and wife, Louise Hite by deed from Kristin L. Simmons, of record in Book 11191, page 792, Register's Office of Davidson County, Tennessee. Paul M. Hite is now deceased, said property vested in Louise Hite as surviving tenant by the entirety.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND I DO COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that said property is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2000 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantees assuming responsibility for payment of the same.

2. All matters as shown onthe Plan of Mashburn Heights, of record in Plat Book 1835, page 93; and amended in Book 10290, page 89, Register's Office of Davidson County, Tennessee.

3. Restrictive covenants of record in Book 2038, page 325, and Book 2290, page 494, Register's Office of Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 24th day of April, 2000.

Louise Hite
LOUISE HITE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LOUISE HITE, a widow, 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 instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 24th day of April 2000.

Donna L. Savage
Notary Public

My Commission Expires:
1/30/2001

DONNA L. SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $108,000.00.

Wallace Ray Hite
Affiant

Sworn to and subscribed before me on this the 24th day of April, 2000.

Donna L. Savage
Notary Public

My Commission Expires:
1/30/2001

DONNA L. SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.