This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Donald E. Favinger et ux
2501 Park Green Lane
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

MAP **53-06-0-B**
GROUP
PARCEL **38.00CO**

Instr:200005030044412 Page: 1 OF 3
REC'D FOR REC 05/03/2000 9:50:31AM
RECORD FEE: $18.00
M. TAX: $0.00 T. TAX: $344.10

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark D. Wright and wife, Audrey M. Wright** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **Donald E. Favinger and wife, Lela A. Favinger**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 158 on the Plan of Phase 4-A, Waterford Subdivision, of record in Plat Book 7900, page 594, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Mark D. Wright and wife, Audrey M. Wright by deed from J & M Homebuilder, Inc., a Tennessee corporation dated April 18, 1994, of record in Book 9317, page 621, Register's Office for Davidson County, Tennessee.

This is improved property known as 2501 Park Green Lane, Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2000, a lien not yet due and payable. Map 53-06-0-B, Parcel 38.00CO. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2000 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in instruments of record in Book 7463, page 294 and in Book 8699, page 462, said Register's Office, and to which instruments reference is here made for the complete and exact terms of said restrictive covenants.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 7900, page 596, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; a 20 foot minimum building setback line from Park Green Lane and a 20 foot minimum building setback line from Merritt Street ; health department rules and regulations; and a 7.5 foot sideyard setback line from Lot no. 159 as depicted on said plat. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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,

Grantors do covenant with the said Grantees that they 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 unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their 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 hand this the 28th day of April, 2000.

Mark D. Wright

Audrey M. Wright

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mark D. Wright and wife, Audrey M. Wright**, the 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of April, 2000.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/2001

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO. TN.

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $93,000.00.

Lela A. Tavenger
AFFIANT

Subscribed and sworn to before me on this 28th day of April, 2000.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/2001