This Instrument Prepared By:
BOTTORFF, KAVIN & COOK, PLC (RTG)
The Ramparts Building, Suite 120
155 Franklin Road
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED

Instr:200005030044642 Page: 1 OF 2
REC'D FOR REC 05/03/2000 1:55:31PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $357.79

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Jozella Temple and husband, Leonard Temple **811 Virginia Avenue** **Nashville, Tennessee 37216**	**Owners**	**061-10-0-099**

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Jozella Temple and husband, Leonard Temple,** ("Grantors"), by these presents do hereby sell, transfer and convey to **Eric L. McFarland and wife, Maria C. McFarland**, ("Grantees"), their heirs, successors and assigns, a certain parcel of real property located in Davidson County, Tennessee, more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Map of W. C. Hagan's Resubdivision of Lot Nos. 59, 60, 109, and 110 in Maplewood Heights, as of record in Book 974, page 51, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 2 fronts 100 feet on the Northerly side of Virginia Avenue and runs back between parallel lines 190 feet to a dead line.
>
> The legal description contained herein is the same as that contained in the previous instrument of record.
>
> Being the same property conveyed to Jozella Temple, by Warranty Deed from Thomas Hayden Reasoner and wife, Marjorie R. Reasoner, of record in Book 11163, page 898, Register's Office for Davidson County, Tennessee; and further being conveyed by Quitclaim Deed recorded simultaneously therewith to Jozella Temple and husband, Leonard Temple, from Jozella Temple, of record in Book 11163, page 917, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such limitations, restrictions and encumbrances as may affect the premises.

This property is improved property known as 811 Virginia Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

The Grantors do hereby covenant with the Grantees that the Grantors are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned; and, the Grantors do further covenant and bind themselves and their heirs, successors and assigns to warrant and forever defend the title to the said

real property to the said Grantees, and their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this the 28 day of April 2000.

GRANTORS:

Jozella Temple

Jozella Temple

Leonard L. Temple

Leonard Temple

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Jozella Temple and husband, Leonard Temple,** with whom I am personally acquainted (or proved to me upon satisfactory evidence) and who acknowledged themselves to be the within named bargainors and who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28 day of April 2000.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 3/24/01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 96,700.00 .

Affiant

Sworn to and subscribed to before me, this the 28 day of April 2000.

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: MY COMMISSION EXPIRES 3-29-03