THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 9508A

MAP/GROUP/PARCEL: 045-09-0/233.00

Instr:20000509004710 Page: 1 OF 2
REC'D FOR REC 05/09/2000 2:15:31PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $361.86

NEW OWNER'S NAME AND ADDRESS:
SANDRA Y. STAFFORD and DANNY R. STAFFORD, husband and wife
330 DUPONT AVENUE
MADISON, TENNESSEE 37115-9999

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, LOIS GEERY, a single woman, hereinafter called Grantor, does hereby transfer and convey unto SANDRA Y. STAFFORD and DANNY R. STAFFORD, husband and wife, their heirs and assigns, hereinafter called Grantees, property described as follows:

BEING PART OF LOT NO. 38 ON THE MAP OF WOODLAWN ESTATES AS OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ACCORDING TO A SURVEY BY SOUTHERN LAND & ASSOCIATES DATED JULY 25, 1979, TO-WIT: BEGINNING AT AN IRON PIN AT THE INTERSECTION OF THE SOUTHWEST CORNER OF DUPONT AVENUE AND BIXLER AVENUE; THENCE WITH THE SOUTHERLY MARGIN OF DUPONT AVENUE WEST 72 FEET TO A POINT; THE BEGINNING OF THE WITHIN DESCRIBED TRACT, THENCE CONTINUING WITH THE SOUTHERLY MARGIN OF DUPONT AVENUE, N 86 DEGREES 30' W 30 FEET TO AN IRON PIN; THENCE SOUTH 01 DEGREE 05' 29" E 165 FEET TO AN IRON PIN; THENCE S 86 DEGREES 30' E 30 FEET TO AN IRON PIN; THENCE N 01 DEGREE 05' 29" W 165 FEET TO THE POINT OF BEGINNING.

The subject property is improved property commonly known as 330 Dupont Avenue, Madison, Tennessee.

BEING part of the same property conveyed to grantor herein by deed of record in Book 5481, Page 587, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements or record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Lois J. Geery by David Richard Geery attorney in fact
LOIS GEERY

STATE OF TENNESSEE
COUNTY OF SUMNER

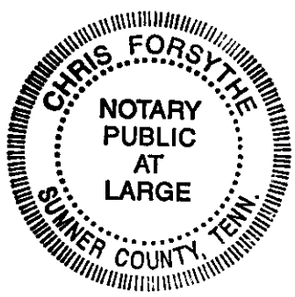
PERSONALLY appeared before me, the undersigned authority, LOIS GEERY, a single woman, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 5th day of May, 2000.

NOTARY PUBLIC

My Commission Expires:

10/15/03



STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater of this transfer is $97,800.00.

AFFIANT

Sworn to and subscribed before me, this 5th day of May, 2000.

NOTARY PUBLIC

My Commission Expires:

10/15/03

