THIS INSTRUMENT PREPARED BY:

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

Instr:200005190050246 Page: 1 OF 2
REC'D FOR REC 05/19/2000 9:13:38AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $214.60

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
John Patrick McDermott, et ux 220 Steamboat Court Nashville, TN 37214	Same as New Owner	Map 73-7 Parcel 182

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, STEVE HALL and wife, DAISY M. HALL, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JOHN PATRICK MCDERMOTT and wife, KATHLEEN L. MCDERMOTT, 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.48A on the plan of Zone Lot Division Lots 44, 45, 46, 47, 48, 49, 50, 51, 52 and 53, Section Three Cabin Hill Subdivision, as of record in Plat Book 6250, page 361, which amends Plat Book 5200, page 713, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Steve Hall and wife, Daisy M. Hall, by deed from Two Rivers Duplexes By: Frank Ghertner of record in Book 11056, page 904, Register's Office for Davidson County, Tennessee and by Deed of Correction being recorded simultaneously herewith.

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 2206A Cabin Hill Road, Nashville, TN 37214.

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. Declarations of Covenants, Conditions and Restrictions of record in Book 6430, page 509, said Register's Office.

3. Any and all matters as they may appear on the Plan of Record in Book 6250, page 361 (amends Plat Book 5200, page 713) said Register's Office.

4. By-Laws for Two Rivers Place Owners Association of record in Book 6430, page 530, said Register's Office.

5. Charter for Two Rivers Owners Association of record in Book 6560, page 154, said Register's Office.

6. Subject to easement for sewer line of record in Book 6181, page 107 and Book 6209, page 475, said Register's Office.

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"

STEVE HALL

DAISY M. HALL

"GRANTEES"

JOHN PATRICK MCDERMOTT

KATHLEEN L. MCDERMOTT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVE HALL and wife, DAISY M. HALL, and JOHN PATRICK MCDERMOTT and wife, KATHLEEN L. MCDERMOTT, 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 17th day of May, 2000.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $58,000.00.

Affiant

Sworn to and subscribed before me, this the 17th day of May, 2000.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001