Box 5

WARRANTY DEED

SHELIA BOYD NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires JUNE 13, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 2000

Notary Public

MY COMMISSION EXPIRES: 6/13/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Hallmark Title Co., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kent A. Biery (NAME)	Same as New Owner (NAME)	MAP 18-15
407 Moncrief Avenue (ADDRESS)	(ADDRESS)	PARCEL 17.00
Goodlettsville, Tennessee 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	GO 14226

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Melinda Lawson (formerly known as Melinda L. Hughes) and husband, Kevin Lawson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kent A. Biery and wife, Linda E. Biery

HEREINAFTER CALLED 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. 40 on the Revised Map of Moncrief's Subdivision of the North part of the Allen Mathes Land, not of record, described according to a copy of a survey thereof made by Z. J. Wilkinson, Surveyor, May 25, 1938, as follows:

Beginning at a point in the northwesterly margin of Moncrief Avenue at the common corner of Lots Nos. 39 and 40; thence with the line between said lots, northwesterly 605 feet to a point in the margin of Moncrief Avenue; thence with the margin of the same, southwesterly 100 feet to the corner of Lots Nos. 40 and 41; thence with the line between said lots, southeasterly 603 feet to the margin of Moncrief Avenue; thence with the margin of the same, northeasterly 100 feet to the point of beginning.

Being the same property conveyed to Melinda L. Hughes, unmarried, (now known as Melinda Lawson) by deed from Michael W. Huffines and wife, Reba H. Huffines of record in Book 10576, page 305, Register's Office, Davidson County, Tennessee.

Subject to easement for sanitary sewers of record in Book 4468, page 370, Register's Office, Davidson County, Tennessee.

Kevin Lawson herein joins to convey any and all right and interest he may have; especially his marital rights.

Instr:200005310053666 Page: 1 OF 2
REC'D FOR REC 05/31/2000 8:09:21AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $325.60

unimproved ( )
This is improved (X) property, known as 407 Moncrief Avenue, Goodlettsville, Tennessee 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 the same is unencumbered, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 26th day of May, 2000

Melinda Lawson

Melinda Lawson

Kevin Lawson

Kevin Lawson

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 Melinda Lawson (formerly known as Melinda L. Hughes) and husband, Kevin Lawson

the bargainor s, 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 and official seal at Goodlettsville, Tennessee, this 26th day of May, 2000.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public