THIS INSTRUMENT PREPARED BY:

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

Instr:200005310054161 Page: 1 OF 2
REC'D FOR REC 05/31/2000 3:12:47PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $247.90

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Roy F. Clendenin, et ux, et al 655 N. Main St. Goodlettsville, TN 37072	Same as New Owner	Map 18-12 Parcel 84 Field Book GO-20792

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, RICK W. SUTTON and wife, S. JOYCE SUTTON, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto ROY F. CLENDENIN and wife, FAYE CLENDENIN, a one-half (½) undivided interest, and WILLIAM R. WILSON and wife, NORA KATHLEEN WILSON, a one-half (½) undivided interest, 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. 5 on the Plan of Jackson Park Subdivision as of record in Book 6900, page 430, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING a part of the same property conveyed to Rick W. Sutton and wife, S. Joyce Sutton, by deed of record in Book 9576, page 326, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

This is unimproved property located on Dickerson Pike, Goodlettsville, TN 37072.

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. Subject to any and all matters as they may appear on the Plan of record in Book 6900, page 430 and amended in the Final Plat of record in Book 6900, page 745, said Register's Office.

3. Subject to an easement for sanitary sewers to the City of Goodlettsville of record in Book 4805, page 903 and Book 4956, page 175, said Register's Office.

4. Subject to the right of way of the CSX Railroad.

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"

RICK W. SUTTON

S. JOYCE SUTTON

"GRANTEES"

ROY F. CLENDENIN

FAYE CLENDENIN

WILLIAM R. WILSON

NORA KATHLEEN WILSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICK W. SUTTON and wife, S. JOYCE SUTTON, and ROY F. CLENDENIN and wife, FAYE CLENDENIN, and WILLIAM R. WILSON and wife, NORA KATHLEEN WILSON, 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 30th day of May, 2000.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $67,000.00.

Affiant

Sworn to and subscribed before me, this the 30th day of May, 2000.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001