Instr:200006060055944 Page: 1 OF 3
REC'D FOR REC 06/06/2000 8:41:32AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $51.80

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

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Marcia D. Carter, et al 4818 Beasley Bend Rd Dawson, Tn. 37087	Same as New Owner	Map 53-2 Parcel 37

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, HASKELL B. MCPEAK and wife, AMIE V. MCPEAK, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto MARCIA D. CARTER and ALAN D. WILSON, each owning 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.177A, Section C-2, Village of Old Hickory, as shown on the plan of Resubdivision of Parcel "B", Section C-2, recorded April 10, 1951, Book 1835, page 53, in Register's Office for Davidson County, Tennessee, located west of and adjacent to Lot No. 177, Section C, recorded July 16, 1948 in Book 1424, page 66, containing 0.21 acres, more or less.

EASEMENT: Subject to and/or reserving two (2) permanent easements one (1) 20 feet wide for private road and utilities and one (1) 10 feet wide for utilities, together with all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements, all as shown on said recorded plan, which is made a part of this description by reference thereto.

RESTRICTION: The above described property is conveyed subject to the restrictions as to use contained in the Plan of the Resubdivision of Parcel "B", Section "C-2" recorded April 10, 1951 in Book 1835, page 53, Register's Office for Davidson County, as recited in the deed of record in Book 1976, page 132, said Register's Office, to which deed reference is hereby made for a more complete and accurate description of the restricted uses.

BEING the same property conveyed to Haskell B. McPeak and wife, Amie V. McPeak, by deed from E. I. du Pont de Nemours and Company of record in Book 1976, page 132, Register's Office for Davidson County, Tennessee.

This is unimproved property located on Merritt Street, Old Hickory, Tennessee.

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

EASEMENT: Grantors further convey to the Grantee, their heirs and assigns, a permanent, perpetual easement for water, sewers and other utilities, including the installation, repair and maintenance of same on Lot No. 177, Section C, Village of Old Hickory, as shown on the Plan of record in Book 1424, page 66, Register's Office for Davidson County, Tennessee, serving Lot No. 177A, Section C, Village of Old Hickory, as described above, said easement being 10-feet in width from the northerly boundary line of Lot 177, a common boundary line with Lot No. 176 and extending from the rear line of Lot No. 177A, Section C, Village of Old Hickory, from west to east to the existing sewer lines and water lines on Lot No. 177. Said

easement is for the exclusive use and benefit of the owners of Lot No. 177A, Section C, Village of Old Hickory, their heirs and assigns.

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 1835, page 53, said Register's Office, including but not limited to a permanent 20-foot wide easement for private road and utilities and a 10-foot wide easement for utilities with rights of ingress and egress reserved in the deed of record in Book 1976, page 132, said Register's Office and as shown on said plan of record.

3. Subject to the restrictions as to use contained in the Plan of the Resubdivision of Parcel "B", Section "C-2" recorded April 10, 1951 in Book 1835, page 53, Register's Office for Davidson County, as recited in the deed of record in Book 1976, page 132, said Register's Office, to which deed reference is hereby made for a more complete and accurate description of the restricted uses.

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"

Haskell B. McPeak
HASKELL B. MCPEAK

Amie V. McPeak
AMIE V. MCPEAK

"GRANTEES"

Marcia D. Carter
MARCIA D. CARTER

Alan D. Wilson
ALAN D. WILSON

STATE OF TENNESSEE }
COUNTY OF SULLIVAN }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HASKELL B. MCPEAK and wife, AMIE V. MCPEAK, 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 15th day of May, 2000.

Nathan Vaughn
NOTARY PUBLIC

My Commission Expires: 9/16/2000

NATHAN VAUGHN NOTARY PUBLIC SULLIVAN CO.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCIA D. CARTER and ALAN D. 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 12 th 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 $14,000.00.

Affiant

Sworn to and subscribed before me, this the 12 th day of May, 2000.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001