Bk 37 SCA

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Randal Joe and Angela Leah Wherry 1217 Northgate Business Parkway Madison, Tennessee 37115	NEW OWNER	34-11-33
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JRH) P.O. Box 198062, Nashville, Tennessee 37219		

Instr:20000612005816? Page: 1 OF 4
REC'D FOR REC 06/12/2000 8:15:57AM
RECORD FEE: $19.00
1. TAX: $0.00 T. TAX: $416.25

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, SCOTT TOBITT and wife, ANN MICHELE TOBITT ("**Grantors**"), have bargained and sold, and hereby transfer and convey to RANDALL JOE WHERRY and wife, ANGELA LEAH WHERRY ("**Grantees**"), Grantees' heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $112,500.00

Randall [illegible]
Affiant

Subscribed and sworn to before me this 7th day of June, 2000.

Sharon [illegible]
Notary Public
My Commission Expires: [illegible]

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

0647378.01
101938-001 06/07/2000

2. Matters shown on the Plan of record in Book 6900, page 889, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions of record in Book 7687, page 513, said Register's Office.

4. Sewer Line Easement of record in Book 4398, page 164, said Register's Office.

5. Easement for the flow of the waters of Dry Creek and the rights of the public therein.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, Grantee's heirs and assigns against the lawful claims of all persons claiming by through or under Grantor.

This is unimproved property, known as Lot 4 Northgate Business Park, Nashville, Tennessee.

Executed as of the 7th day of June, 2000.

Scott Tobitt

Ann Michele Tobitt

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 Scott Tobitt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 7th day of June, 2000.

Sharon L. Long
NOTARY PUBLIC

My Commission Expires: 7/24/03

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 Ann Michele Tobitt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 7th day of June, 2000.

Sharon L. Long
NOTARY PUBLIC

My Commission Expires: 7/24/03

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 4 as shown on the Final Plat of Northgate Business Park of record in Book 6900, page 889, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Scott and Ann Michele Tobitt, by deed from Northgate Business Park Associates, an Indiana limited partnership d/b/a Northgate Business Park Associates, L.P. of record in Book 11628, page 322, said Register's Office.