This instrument prepared by H.Houston Hagar, Attorney, #3592, 4021 Timberview Lane, Hermitage, Tn. 37076.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Cupit, et ux,	SAME	Map 110, Northerly portion of Parcel 109.
(NAME:) 1715 Stewarts Ferry Pk.	(NAME:)	
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, Tn. 37076.	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of FIFTEEN THOUSAND AND SEVEN HUNDRED FIFTY ($15,750.00) DOLLARS *DOLLARS*

RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

I, THOMAS L. BOSWELL, A SINGLE PERSON,

Instr:200006140059312 Page: 1 OF 4
REC'D FOR REC 06/14/2000 10:02:59AM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $58.09

PICK-UP

have bargained and sold, and by these presents do transfer and convey unto the said James T. Cupit, and wife, Phyllis Anne Cupit, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land, being the northerly portion of the Thomas L. Boswell property situated in the 4th Civil Dist. of Davidson County, Tennessee,as recorded in Deed Bk. 11093, page 793, and being Tract #2 on an unrecorded survey by John D. McCormick, RLS #674 dated 3-11-2000 (Copy attached hereto as reference), and described as follows:

BEGINNING at an iron rod in the easterly boundary of the D. M. Pardue property,(12 foot strip) as recorded in Deed Bk. 4687, Page 666, said point being the Southwest corner of the James T. Cupit and wife property as recorded in Deed Bk. 4419, page 511, and being 1193.45 Ft. in a N. 9°00' E. direction from the Southeast corner of the D. M. Pardue property (12 foot strip) as recorded in Deed Bk. 4687, page 666; thence along James T. Cupit's South boundary S. 86°17'02" E. a distance of 573.17 feet to an existing iron rod; thence S.8°15'08" W. a distance of 159.82 ft.; thence N. 86°17'02" W. a distance of 575.26 Feet to an iron rod in the easterly boundary of the D. M. Pardue's 12 foot strip; thence along the easterly boundary of the 12 foot strip N. 9°00' E. a distance of 160 ft. to the point of beginning and containing 2.10 acres, more or less.

(THE ABOVE DESCRIBED 2.10 ACRES IS TO BE COMBINED AND INCORPORATED INTO THE CUPIT'S EXISTING 1.9 ACRE TRACT SHOWN ON MAP 110, PARCEL 129, DEED BK. 4419, PG. 511).

This above conveyed 2.10 Acre tract is subject to a 50 Foot ingress-egress easement along the westerly part of the tract and described as follows:

(Continued on next page).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,750.00

Subscribed and sworn to before me, this the 10 day of June, 2000.

Affiant Thomas L. Boswell

My commission expires: 10-27-2003 (Affix Seal)

Notary Public H. Houston Hagar

This described easement is an ingress-egress and utility easement to provide access to the Stewarts Ferry Pk. for all adjoining property owners. It is located along the westerly line of Lot #2 on the division of the Thomas L. Boswell & Barbara J. Boswell property as recorded in Deed Bk. 11093, page 793, and along the D. M. Pardue property (12 foot strip) recorded in Deed Bk. 4687, page 666, and described according to an unrecorded survey by John D. McCormick, RLS #674, dated 3-11-2000, as follows:

BEGINNING at an iron rod in the westerly boundary of the said Boswell property, said point being N. 9°00' E. a distance of 1033.45 Ft. from the southwest corner of the Boswell property in the northerly margin of Stewarts Ferry Pk.; thence N. 9°00' E. a distance of 160 ft.; thence S. 86°17'02" E. a distance of 50 feet; thence S. 9°00' W. a distance of 160 feet; thence N. 86°17'02" W. a distance of 50 feet to the point of beginning and containing 1,966 Square Feet, more or less.

unimproved XX
This is improved ( ) property, known as Portion of 1719 Stewarts Ferry Pk. Hermitage, Tn. 37076.
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James T. Cupit and wife, Phyllis Anne Cupit, their *heirs and assigns, forever.*

And I *do covenant with the said* James T. Cupit and wife, Phyllis Anne Cupit *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Thomas L. Boswell, *do further covenant and bind* myself, and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* James T. Cupit and wife, Phyllis Anne Cupit their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand* 10 *this* June *day of* , 2000, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas L. Boswell

Thomas L. Boswell, a single person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, H. Houston Hagar, *a Notary Public in and for said County and State, the within named* Thomas L. Boswell

the bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Hermitage, *Tennessee, this* 10 *day of* June, 2000.

L. Houston Hagar
H. Houston Hagar, *Notary Public.*

Commission Expires 10-27-2003

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

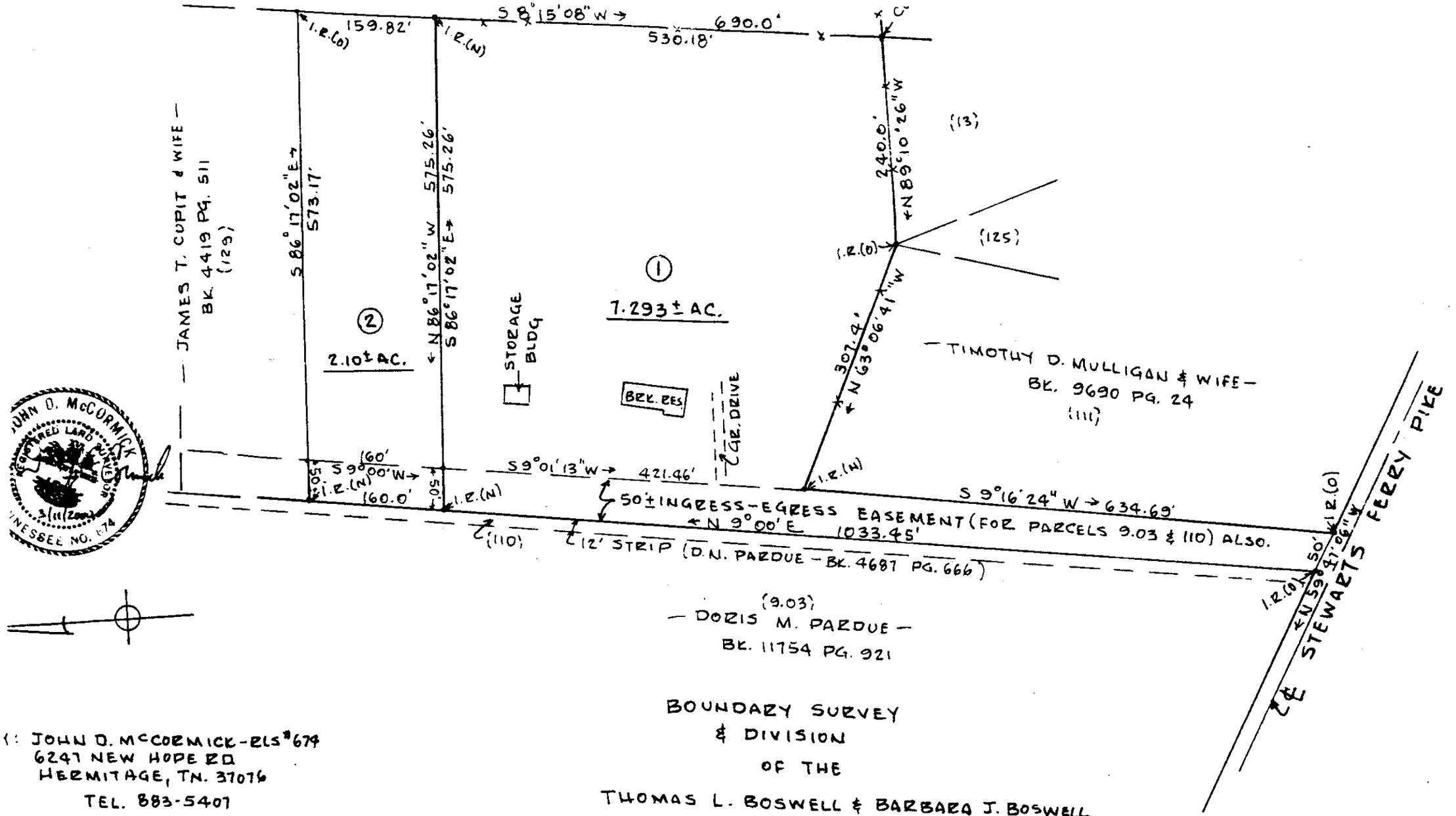
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in..... this.....day of....., 19.....

.....
Notary Public

Commission Expires.....



(: JOHN D. McCORMICK - RLS #679
6247 NEW HOPE RD
HERMITAGE, TN. 37076
TEL. 883-5407

. (O) — — INDICATES EXIST. IRON ROD

. (N) — — INDICATES NEW IRON ROD INSTALLED

BOUNDARY SURVEY & DIVISION OF THE

THOMAS L. BOSWELL & BARBARA J. BOSWELL PROPERTY DEED BK. 11093 PG. 793

4TH CIVIL DISTRICT DAVIDSON COUNTY, TN.

MARCH 11, 2000

0 100' 200'
SCALE 1"=100'

REVISED 3-16-00