THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***5,340.00.

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Subscribed and sworn to before me this 15th day of June, 2000.

Notary Public

My Commission Expires: 9-29-01

Instr:200006160060162 Page: 1 OF 2
REC'D FOR REC 06/16/2000 10:51:39AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $19.76

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
J. GIL FUQUA, JR. 322 Rose Street Nashville, Tennessee 37210	J. Gil Fuqua, Jr. 1230 Chickering Road Nashville, TN 37215	MAP 119-1 PARCEL 147

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIVE THOUSAND THREE HUNDRED FORTY AND 00/100 ($***5,340.00) DOLLARS, cash in hand paid by the hereinafter named Grantee the receipt of which is hereby acknowledged, I, BETTY D. LANKFORD, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto J. GIL FUQUA, JR., married, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 146 on the Plan of Overhill City and W.H. Fox Subdivision of Blocks Nos. 14, 15, 16, 20, 21, 29 and 30 and a small part of Block 19, as of record in Book No. 332, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

INCLUDED in the above described property but EXCLUDED therefrom is that tract conveyed to the State of Tennessee by deed of record in Book 4415, page 371, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

BEING parts of Lots 145, 146 and 147 on the Map of Overhill City as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee.

BEGINNING at a point 35.0 feet north of the northeast intersections of Wickson and Rose Avenues; thence with the easterly margin of Wickson Avenue North 6 deg. 08 min. East 115.0 feet to the southerly margin of an alley; thence with said alley South 84 deg. 35 min. East 135.0 feet to the northwest corner of Lot No. 148 on said plan; thence with the westerly boundary of Lot No. 148 southwardly 82.0 feet to a point; thence South 81 deg. 30 min. West 139.5 feet to the point of beginning and containing 0.31 acres and being part of the same property conveyed to Mrs. Whittie V. Dixon by deed from Lewis Morell and wife, as of record in Book 1055, page 133, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Betty D. Lankford by deed from Whittie V. Dixon, a widow, of record in Book 4702, page 90, Register's Office for Davidson County, Tennessee.

WILLIAM T. LANKFORD, spouse of Betty D. Lankford, joins in this conveyance to convey any interest he may have in the subject property, particularly any marital interest.

This is unimproved property known as 322 Rose Street, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

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

2. Matters, if any, shown on the Plan of Overhill City and W.H. Fox Subdivision of Blocks Nos. 14, 15, 16, 20, 21, 29 and 30 and a small part of Block 19 of record in Book 332, page 21, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 15th day of June, 2000.

BETTY D. LANKFORD

WILLIAM T. LANKFORD

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 BETTY D. LANKFORD and WILLIAM T. LANKFORD, the bargainors, 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 this 15th day of June, 2000.

Notary Public

My Commission Expires: 9-24-01

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN