THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17331**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $184,000.00. Affiant Subscribed and sworn to before me, this 30th day of JUNE, 2000. Notary Public My Commission Expires: Exp. 07/27/2002

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner: MARVIN L. LIX 6641 Autumnwood Drive Nashville, Tennessee 37221	**Send Tax Bills To:** Fifth Third Mortgage Company 250 W. Main Street Lexington, KY 40507	**Tax Information:** MAP 155-8-C PAR 25.00CO FB 9D80271

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN T. LANDESS AND WIFE, JILL H. LANDESS ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MARVIN L. LIX AND WIFE, SUSAN M. LIX ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6641 AUTUMNWOOD DRIVE, NASHVILLE, TENNESSEE 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of JUNE, 2000.

JOHN T. LANDESS

JILL H. LANDESS

Instr:200007030065844 Page: 1 OF 2
REC'D FOR REC 07/03/2000 12:25:30PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $680.80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JOHN T. LANDESS AND JILL H. LANDESS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of JUNE, 2000.

My Commission Expires: 11/29/03

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Poplar Creek Estates Phase Two, as of record in Plat Book 6900, pages 339 thru 347, amended in Plat Book 7900, pages 888 and 889, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John T. Landess and wife, Jill H. Landess by deed from Faxon Homes, Inc. of record in Book 8210, page 629, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6474, page 346, Book 6486, page 587, Book 6804, page 536, Book 9472, page 824, Book 6662, page 433, Book 6987, page 966, Book 7270, page 648, Book 7964, page 33; (3) Charter of record in Book 7120, page 125; (4) Agreement of record in Book 7099, page 299; and (5) All matters appearing on the Plan of record in Plat Book 6900, pages 339 thru 347, Book 7900, pages 888 and 889, said Register's Office.