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

Instr:200007170070490 Page: 1 OF 2
REC'D FOR REC 07/17/2000 4:08:59PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $172.05

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jerry D. Wiley, et ux 3104 Keeling Ave Nashville, Tn. 37216	Same as New Owner	Map 72-5 Parcel 70

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, JAMES GEORGE and wife, FAITH STARTUP GEORGE, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JERRY D. WILEY and wife, HARRIET D. WILEY, 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:

> BEGINNING at an iron pin in the westerly margin of Keeling Street, 174 feet north of Mrs. Startup's southeast corner; thence north with westerly margin of Keeling Street 75 feet to iron pin; thence westerly 209.4 feet to the easterly margin of L & N right of way to an iron pin; thence southwesterly with said right of way 85 feet to an iron pin; thence East 249.5 feet to the point of beginning.
>
> BEING the same property conveyed to James George and wife, Faith Startup George by deed from Elsie C. Startup, a widow, of record in Book 1585, page 179, said Register's Office.
>
> The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 3104 Keeling Avenue, Nashville, TN 37216.

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 easement for right of way for public road to Davidson County, TN of record in Book 1681, page 101, said Register's Office.

3. Subject to easement for sanitary sewers and/or storm drainage to The Metropolitan Government of Nashville and Davidson County, TN of record in Book 42368, page 682, said Register's Office.

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"

James H George
JAMES GEORGE

Faith Startup George
FAITH STARTUP GEORGE

"GRANTEES"

Jerry D. Wiley
JERRY D. WILEY

Harriet D. Wiley
HARRIET D. WILEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES GEORGE and wife, FAITH STARTUP GEORGE, and JERRY D. WILEY and wife, HARRIET D. WILEY, 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 14th day of July, 2000.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $46,500.00.

Jerry D. Wiley
Affiant

Sworn to and subscribed before me, this the 14th day of July, 2000.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001