FILE BOX 45

WARRANTY DEED

Instr:200007250073454 Page: 1 OF 3
REC'D FOR REC 07/25/2000 2:05:56PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $832.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July, 00

Notary Public

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: January 25, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan A. Carlyle (NAME)	New Owner (NAME)	MAP 14, PARCEL 195
2833 Dogwood Place (ADDRESS)	(ADDRESS)	AND
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	MAP140, PARCEL 154

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David M. Fuqua, Sr. and wife, Carlene M. Fuqua

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dan A. Carlyle

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:

A Tract of Land located within the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee and described according to a survey by R.L. Montoya-Land Surveying dated October 23, 1987 as follows:

Beginning at an existing concrete highway monument located in the north right-of-way margin of Interstate 24 and marking the south right-of-way margin of Stagner Road and the southwest corner of the Bracey Stagner Property of record in Deed Book 3575, Page 409, R.O.D.C., Tennessee; said monument is located 0.46 miles east of Bidwell Road; thence with Stagner's west line and the east terminus of Stagner Road North 13 degrees 31 minutes 45 seconds east 385.18 feet to an existing iron pin the actual point of beginning for this tract; thence, North 73 degrees 29 minutes 53 seconds west 90.00 feet to an iron pin, set this survey; thence, North 16 degrees 30 minutes 00 seconds east 445.85 feet to an iron pin, set this survey; thence, South 88 degrees 30 minutes 00 seconds east 103.13 feet to a witness pin, set this survey; thence, continuing an additional 20.00 feet to a point in Long Creek, a total distance of 123.13 feet; thence, with said creek, the next nine calls; South 38 degrees 18 minutes 35 seconds east 32.68 feet to a point; thence, South 02 degrees 53 minutes 46 seconds east 22.42 feet to a point; thence, South 05 degrees 19

CONTINUED

unimproved ( )
This is improved (X) property, known as 3494 Stagner Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 the same is unencumbered, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 21st day of July, 20 00

David M. Fuqua, Sr.

Carlene M. Fuqua

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 David M. Fuqua, Sr. and wife, Carlene M. Fuqua

the bargainor s, 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 at Nashville, Tennessee, this 21st day of July, 2001.

Commission expires January 26, 2002

Marie Bradford
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

minutes 12 seconds west 55.20 feet to a point; thence, South 18 degrees 45 minutes 44 seconds east 47.96 feet to a point; thence, South 41 degrees 23 minutes 17 seconds east 167.71 feet to a point; thence, South 26 degrees 57 minutes 38 seconds east 69.85 feet to a point; thence, South 17 degrees 06 minutes 44 seconds east 56.64 feet to a point; thence, South 47 degrees 18 minutes 22 seconds east 65.32 feet to a point; thence, South 43 degrees 37 minutes 35 seconds east 146.83 feet to a point; thence, leaving said creek, North 86 degrees 47 minutes 39 seconds west, 20.00 feet to a witness pin, set this survey; thence, continuing an additional 251.23 feet to an iron pin, set this survey, at a corner fence post, a total distance of 271.23 feet; thence, along a fence line North 71 degrees 52 minutes 46 seconds west, 245.00 feet to the point of beginning.

Access to this property is provided by a 50 foot ingress/egress easement of record in Deed Book 5615, Page 913, R.O.D.C., Tennessee.

TRACT 2:

Beginning at the northeast corner of the George M. Chapman property, being the common corner between that property and the Stagner property, thence N. 73 deg. 30' W 90' to the point of beginning, thence along this same line 715.2' to a point; thence N. 32 deg. E. 16.5' to a point; thence N. 52 deg. 30' E. 367.6' to a point; thence S. 88 deg. 30' E. 512.17' to a point; thence S. 16 deg. 30' W 445.85' to a point; being the point of beginning. In addition thereto there is a 50' Easement for ingress/egress to the above tract; the description of which is of record in Book 5615, Page 913, R.O.D.C., Tennessee.

TRACT 1:
BEING the same property conveyed to David M. Fuqua, Sr. and wife, Carlene M. Fuqua by Quitclaim deed from Bracey Stagner and wife, Maybelle S. Stagner, reserving a life estate in the said Bracey Stagner, of record in Book 7415, Page 635, Register's Office for said County.

TRACT 2:
BEING the same property conveyed to David M. Fuqua by deed from Mid-State Trust II, of record in Book 8161, Page 678, Register's Office for said County.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees.

David M. Fuqua and David M. Fuqua, Sr. being one and the same person.