Instr:200007260073827 Page: 1 OF 2
REC'D FOR REC 07/26/2000 11:19:33AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $195.00

THIS INSTRUMENT PREPARED BY:
MUDTER & PATTERSON
ATTORNEYS-AT-LAW
2000 Richard Jones Rd., Suite 110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17251

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $50,000.00

Affiant

Subscribed and sworn to before me, this 21st day of July, 2000.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN.

Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
REGENCY CONSTRUCTION LTD.	THE FARMERS BANK	33
364 SOLITUDE CIRCLE	P.O. BOX 10	55
GOODLETTSVILLE, TN 37072	PORLAND, TENNESSEE 37148	10d37200

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, CLARA SCOTT, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to REGENCY CONSTRUCTION LTD, INC., a Tennessee corporation, ("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 unimproved property.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of July, 2000.

CLARA SCOTT

By: Clara Scott By E. Earl Scott

E. EARL SCOTT, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY OF RECORD IN BOOK 9743, PAGE 417, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E. EARL SCOTT, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said CLARA SCOTT, and is authorized by the said CLARA SCOTT, to execute this instrument on her behalf.

Witness my hand, at office, this 21st day of July, 2000.

My Commission Expires:

Notary Public

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN.

Commission Expires SEPT. 23, 2000

EXHIBIT "A"

TRACT NO. I

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Final Plat of W.E. Scott Subdivision Phase I Lowes Lane & Old Dickerson Pike, appearing as Instrument No. 200006150059906, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

TRACT NO.II

Land in Davidson County, Tennessee, being Phase 2 of the W.E. Scott Subdivision, Lowes Lane and Old Dickerson Pike appearing as Instrument No. 200006150059906, Register's Office for Davidson County, Tennessee and more particularly described according to a survey by Tommy E. Walker, R.L.S. #1465, dated January 14, 2000, as follows:

Beginning at a concrete monument at the intersection of the easterly right-of-way of Birdwell Drive and the northerly right-of-way of Lowes Lane; thence with the easterly right-of-way of Birdwell Drive, North 01 deg. 50 min. 44 sec. east, 296.20 feet to an iron pin in the southerly margin of the Fritz Schubert property of record in Book 7000, page 641, Register's Office for Davidson County, Tennessee; thence with the southerly margin of the Fritz Schubert property, south 89 deg. 33 min. 29 sec. east, 440.30 feet to an iron pin, said iron pin being the northwest corner of Lot 2 of the said W.E. Scott Subdivision; thence with the westerly margins of Lot 2 and Lot 1 of the W.E. Scott Subdivision, south 00 deg. 59 min. 42 sec. west 300.42 feet to an iron pin in the northerly margin of Lowes Lane; thence with the northerly margin of Lowes Lane, north 89 deg. 00 min. 18 sec. west, 444.68 feet to the point of beginning.

Being part of the same property conveyed to W.E. Scott and wife, Clara Scott by deed from A.B. Clarke and wife, Maude Clarke of record in Book 919, page 644, Register's Office for Davidson County, Tennessee. The said W.E. Scott having since died.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and will be paid by the Grantor; (2) Easements of record in Book 9220, page 168; and (3) All matters appearing on the Plan of record as Instrument No. 200006150059906, said Register's Office.