PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of July, 2000, by and between RICHARD R. LAIN and LINDA S. LAIN, HUSBAND AND WIFE, hereinafter called GRANTORs, and WILLIE STALLWORTH, hereinafter called GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WE, RICHARD R. LAIN and LINDA S. LAIN, HUSBAND AND WIFE, GRANTORs, do hereby bargain, sell, transfer and convey unto WILLIE STALLWORTH, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3010 & 3012 DELAWARE AVENUE, NASHVILLE, TN 37209.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind THEMSELVES and their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: Richard R. Lain
RICHARD R. LAIN, Signature of Seller

Linda S. Lain
LINDA S. LAIN, Signature of Seller

Instr:200007310075281 Page: 1 OF 3
REC'D FOR REC 07/31/2000 1:13:42PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $271.95

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, RICHARD R. LAIN and LINDA S. LAIN, HUSBAND AND WIFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of July, 2000.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

WILLIE STALLWORTH
3944 AUGUSTA DR
NASHVILLE, TN. 37207

Property Address:

3010 & 3012 DELAWARE AVENUE
NASHVILLE, TN 37209

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 92-10, PARCELS 418 AND 421

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$73,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Willie R. Stallworth
Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **July, 2000.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

TRACT 1: Described land in Davidson County, Tennessee, being Lot Number 3A Zone Lot Division of Lot 3 of the Resubdivision of Lot 3 on the Plan of Pendelton Subdivision, of record in Plat Book 6200, at page 427, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to RICHARD R. LAIN and LINDA S. LAIN, HUSBAND AND WIFE by Deed from Henry C. Cisneros, Secretary of Housing and Urban Development, of record in Book 8057, page 641, Register's Office for Davidson County, Tennessee.

TRACT 2: Being Lot No. 3B Zone Lot Division of Lots, 1, 2 and 3, on the Plan of Pendleton Subdivision as of record in Book 6200, page 427, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to RICHARD R. LAIN and LINDA S. LAIN, HUSBAND AND WIFE, by QuitclaimDeed from RICKY G. LAIN, of record in Deed Book 8153, page 413, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable [MAP 92-10, PARCELS 418 AND 421, 1999 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF $517.28 (TRACT 1) AND $517.28 (TRACT 2)].

2. All matters as set forth on the Plan of record in Plat Book 6200, page 427, and Plat Book 6250, page 547, said Register's Office, which plats show a 22-foot wide joint egress/ingress easement across the front portion of both of said lots for the benefit of other lots in the said subdivision.