WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF July 2000

Notary Public: NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES: April 22, 2001
(AFFIX SEAL)

WILLIAMSON COUNTY, TN

Instr:200008010075992 Page: 1 OF 2
REC'D FOR REC 08/01/2000 2:35:25PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1110.00

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HJL, L. P.	SAME	95-4 #32.00
(NAME)	(NAME)	
P.O. Box 140510		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Roy Conway Flowers, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HJL, L. P.

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:

LAND in the 3rd Civil District of Davidson County, Tennessee, described as follows:

BEGINNING 100 feet North of a hackberry on the West line of Merritt Lane which hackberry is North 6 degrees 175 1/2 feet from the southeast corner of a tract of land purchased from H. L. Simpson and wife, by the Donelson Bank & Trust Company, as of record in Book 739, Page 236, Register's Office for Davidson County, Tennessee; thence, along the West line of Merritt Lane, North 6 degrees East 160 feet to an eight inch hackberry; thence, South 84 degrees 50 minutes West 333 feet to an old cedar stake, same being the northwest corner of Lot No. 2; thence, South 6 degrees 20 minutes East 160 feet to a point; thence, West 276 feet, more or less, to the BEGINNING.

BEING part of the same property conveyed to Roy Conway Flowers, by deed from Joy Flowers Nichol, of record in Book 10351, Page 606, Register's Office for Davidson County, Tennessee. And by Will of record in Will Book 207, Page 411, Probate Court Clerk's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 208 McGavock Pike, Nashville, TN 37214
(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 my hand this 28th day of July 2000

Roy Conway Flowers

Roy Conway Flowers

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 Roy Conway Flowers, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of July, 2000.

Commission expires April 22, 2001

Notary Public

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

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 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 _____, _____.

My commission expires _____

_____
Notary Public