ADDRESS NEW OWNER:
DANNY SUITER
109 East 4th Street
Russellville, Kentucky

SEND TAX BILL:
1998 Bill to last owner
New tax bill to new owner

MORTGAGEE:
NONE

MAP AND PARCEL:
MAP 045
PARCEL 047

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eighteen Thousand Four Hundred Dollars and No Cents ($18,400.00) cash in had paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, ERIC BOKOR, unmarried, hereinafter called the GRANTOR, have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto DANNY SUITER, unmarried, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in the 14TH Civil District of Davidson County, Tennessee, described as follows:
>
> Being Tract No. 4 of the Dawson Property, and more particularly described as follows: Beginning at an iron pin in the centerline of a 50 foot ingress and egress easement as it intersects with Walker's West line 134.86 feet North of Walker's Southwest corner; thence with the centerline said easement, South 85 degrees 40' West 59.8 feet; North 67 degrees 07' West 150.6 feet; North 52 degrees 01' West 35.38 feet; North 35 degrees 14' West 60.33 feet; North 38 degrees 09' 40.82 feet; North 47 degrees 28' West 197.72 feet; and North 41 degrees 33' West 39.53 feet to an iron pin; thence leaving said right-of-way, North 3 degrees 38' 03" West 714.05 feet to an iron pin in Leslie's line; thence with Leslie's South line, North 50 degrees 55' East 350.56 feet to an iron pin; North 53 degrees 55' East 140 feet to an iron pin; and North 49 degrees East 77 feet to an iron pipe in stump; thence with Leslie and Walker's line, South 14 degrees 57' 20" East 93.13 feet to a marked beech; thence continuing with Walker's West

Prepared By

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179 WEST FOURTH ST.
RUSSELLVILLE,
KENTUCKY 42276

Instr:200008020076476 Page: 1 OF 3
REC'D FOR REC 08/02/2000 12:31:45PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $68.08

line, South 4 degrees 26' 28" East 518.71 feet to an iron rod; and South 00 degrees 18' 10" West 779.91 feet to the beginning, containing 12.07 acres, more or less, according to survey of Perry A. Chapdelaine, Jr., dated May 27, 1983.

Being the same property conveyed to Eric Bokor by William T. Whitlow of record in Book 10263, Page 420, said Register's Office.

This is unimproved property known as 5165 Whitlow Mountain Road, Ashland City, TN 37015.

1998 County Taxes are to be paid by Grantor.

2000 County Taxes are to be paid Grantee.

This conveyance is made subject to the following:

1. A right of way for ingress and egress over the herein described property as described in an instrument of record in Book 6663, Page 450, Register's Office of Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE EXAMINATION AND THE PROPERTY DESCRIPTION HEREIN WAS FURNISHED BY GRANTEE AND NOT THE ATTORNEY PREPARING THIS DEED.

THE DRAFTSMAN OF THIS DOCUMENT IS NOT THE PERSON RESPONSIBLE FOR CLOSING THIS TRANSACTION AND THE PARTIES AGREE THAT THE DRAFTSMAN WILL NOT BE CONSTRUED AS A PERSON REQUIRED TO REPORT THIS TRANSACTION UNDER INTERNAL REVENUE CODE OR OTHER APPLICABLE LAW. FINALLY, THE DRAFTSMAN IN NO WAY WARRANTS THE ACCURACY OF THE PROPERTY DESCRIBED HEREINABOVE NOR THE SPECIFICS OF THE DIMENSIONS THERETO AND BUYER AND SELLERS HEREBY ACKNOWLEDGE THE SAME.

TO HAVE AND TO HOLD said property, together with all the appurtenances, estate, title and interest thereto belonging unto the said DANNY SUITER, his heirs and assigns, forever; and I, ERIC BOKOR, do further covenant with said GRANTEE that I am lawfully seized and possessed of said

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land in fee simple, have a good and lawful right to sell and convey same, and that same is unencumbered, unless otherwise set out herein; and do further covenant and bind myself, and my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 13th day of July, 2000.

ERIC BOKOR

STATE OF KENTUCKY
COUNTY OF LOGAN

Personally appeared before me, the undersigned, Notary Public in and for said County and State, ERIC BOKOR, with whom I am personally acquainted, and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS, my hand at office, this 13th day of July, 2000

NOTARY PUBLIC

My Commission Expires: 6/8/2002

STATE OF KENTUCKY
COUNTY OF LOGAN

Please do not publish

The actual value or consideration, whichever is greater, for this transfer is $18,400.00.

DANNY SUITER, AFFIANT

Subscribed and sworn to before me on this 13 th day of July, 2000.

NOTARY PUBLIC

My Commission Expires: 6/8/2002

This instrument prepared by:

John Corey Morgan
Attorney at Law
Russellville, Kentucky

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