Instr:200008070078377 Page: 1 OF 2
REC'D FOR REC 08/07/2000 4:00:18PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $255.30

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

James W. Mogan
100 A Jay Street
Nashville, TN 37210

SEND TAX BILLS TO:
Same

WARRANTY DEED

(Map Number 119-06-0; Parcel Number 035.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **RODNEY KILLION and STEPHEN FARMER**, have bargained and sold and do hereby transfer and convey unto **JAMES W. MOGAN**, an unmarried person, his heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being part of a tract shown as A.J. Wyatt, Jr. Tract, on the Plan of Sterling Heights Subdivision, Section 2, which is of record in Book 1424, page 104, Register's Office for Davidson County, Tennessee, according to survey by John Kohl dated March 18, 1980.

SAID part of the said lot fronts 76 ft. on the North side of Jay Street, and runs back between lines, along the easterly margin of Miller Street 150 ft. to a dead line in the rear measuring 77.5 ft. thereon.

BEING the same property conveyed to Rodney Killion and Stephen Farmer, by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument 200004170038387, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed correcting the legal description from I. Dyke Tatum, Substitute Trustee to Rodney Killion and Stephen Farmer being recorded simultaneously of record, said Register's Office.

This is not the usual place of residence of the Grantors.

THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 1424, page 104; to sanitary sewer and/or storm drainage easement of record in Book 4168, page 786; to Restrictive Covenants of record in Book 1725, page 21, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **100 A Jay Street, Nashville, TN 37210**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein and for the 2000 real property taxes which will be prorated at closing and assumed by the Grantee.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 21st day of July, 2000.

RODNEY KILLION

STEPHEN FARMER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rodney Killion and Stephen Farmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 21st day of July, 2000.

Glenn S. Macbeth, Notary

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE

My Commission Expires: August 18, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$69,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE