This Instrument Prepared By:
JAMES H. KINNARD,
ATTORNEY AT LAW, P.C.
107 W. Market St.
Lebanon, TN 37087

Send Tax Bill: (New Owner)
THOMAS E. FULTS
LINDA C. FULTS
118 Sandhurst Drive
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 09/05/00 09:25 2pgs
Fees:11.00 Taxes:44.40

20000905-0087214

WARRANTY DEED

Map: 43-16 Parcel: 122 Improved

FOR AND IN CONSIDERATION of TWELVE THOUSAND DOLLARS AND 00/100 ($12,000.00) and other good and valuable considerations, all of which are cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Mary R. Moss has this day bargained and sold, and by these presents do hereby transfer and convey unto THOMAS E. FULTS and wife, LINDA C. FULTS, their heirs and assigns in fee simple, the following described tract or parcel of land, situated and lying in Davidson County, Tennessee, and being more particularly described as follows, to wit:

Lot No. 110 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, Page 227, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary R. Moss by deed from Barbara Tharp and husband, Ernest Eugene Tharp, of record in Deed Book 8431, Page 579, Register's Office for Davidson County, Tennessee.

This description is copied verbatim from the prior deed.

This is improved property known as 118 Sandhurst Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances, thereunto belonging unto THOMAS E. FULTS, and wife, LINDA C. FULTS, their heirs and assigns, in fee simple, forever.

THE GRANTOR COVENANTS that she is lawfully seised and possessed of the within conveyed property; that she has a good and lawful right to make this conveyance; and that said property is free, clear and unencumbered; and, that she will forever Warrant and Defend the title thereto against the lawful claims of all persons, whomsoever, subject to the following:

1. The zoning ordinances, rules and regulations of the Davidson County Health Department and the Planning Commission and Board of Zoning Appeals of Madison and Davidson County.
2. Such state of facts as a personal inspection of the premises would or might reveal and as a new and accurate survey would or might disclose.
3. Subject to all restrictions, easements and covenants of record in Book 4280, Page 68, Register's Office for Davidson County, Tennessee.
4. The exact location of all public utilities touching or serving the premises.

City and County real property taxes for the year 2000 will be prorated as of the date of deed. Real property taxes for prior years, if any, shall be paid by the Grantors herein.

Possession shall be given with delivery of this deed.

IN WITNESS WHEREOF, I have hereunto set my hand on this 1 day of Sept, 2000.

Mary R. Moss
MARY R. MOSS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said state and county, the within named bargainor, MARY R. MOSS with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person described in and who acknowledged the execution of the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 1 day of Sept, 2000.

SHERRY C. McKEEHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires MAY 27, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $12,000.00.

Affiant

SWORN AND SUBSCRIBED before me this 1 day of Sept, 2000.

SHERRY C. McKEEHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires MAY 27, 2001