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

Davidson County DEEDWARR
Recvd: 09/20/00 12:40 3pgs
Fees:15.00 Taxes:278.24

20000920-0093574

WARRANTY DEED

THIS INDENTURE is made and entered into this 1st day of September, 2000, by and between DAVID M. EDGIN and MARY E. EDGIN, HUSBAND AND WIFE, hereinafter called Grantors, and STEVE ROBERT LOVETT, UNMARRIED, and BRENDA LORRAINE MANGRUM, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called Grantees.

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, I, DAVID M. EDGIN and MARY E. EDGIN, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto STEVE ROBERT LOVETT, UNMARRIED, and BRENDA LORRAINE MANGRUM, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as Grantees, their 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 328 HICKORY STREET, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees 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 Grantees, their 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: David M. Edgin.
DAVID M. EDGIN, Signature of Seller

Mary E. Edgin
MARY E. EDGIN, Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, DAVID M. EDGIN and MARY E. EDGIN, 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 **1st** day of September, 2000.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

STEVE ROBERT LOVETT, UNMARRIED, and BRENDA LORRAINE MANGRUM, UNMARRIED

328 HICKORY STREET
MADISON, TN 37115

Property Address:

328 HICKORY STREET
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 43-13, PARCEL 317

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 **$75,200.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **1st** day of **September, 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'

LAND in Davidson County, being Lot No. 24 of Block "D" on the Map of Crittenden Estates, as of record in Book 974, page 69, said Register's Office, to which reference is made for a complete description.

BEING the same property conveyed to , by DEED from THOMAS E. STEWART, SUB. TRUSTEE, of record in Book 10814, page 420, 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 43-13, PARCEL 317).

2. All matters as set forth on the Plan of record in Plat Book 974, page 69, which plan includes a 30-foot minimum building setback line from Hickory Street.