Box 58-B

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Henry E. Kromer 1114 N. Gallatin Road Madison, Tennessee 37115	New Owner 1114 N. Gallatin Road Madison, Tennessee 37115	Map 43-1 Parcel 30

This instrument prepared by: Hix & Gray, PLC
315 Deaderick Street, 1620 AmSouth Center, Nashville, TN 37238

Davidson County DEEDWARR
Recvd: 10/16/00 15:50 3pgs
Fees:15.00 Taxes:1387.50
20001016-0102647

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SEVENTY FIVE THOUSAND AND NO/100 DOLLARS ($375,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged; we, the undersigned, **DONALD R. FILSON and wife, JUDY FILSON, and RONNIE L. FILSON and wife, JERRY ANNE FILSON,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **HENRY E. KROMER and wife, KAREN D. KROMER,** hereinafter called the Grantee, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING Lots Nos. 8 and 9 of Block "E" on the Map of Eastlawn Subdivision, of record in Book 547, pages 153 and 154 of the Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 8 and 9 front 50 feet east on the easterly side of a 25-foot Avenue dedicated for the widening of the Gallatin Pike and lying immediately east of the old right-of-way of the Nashville and Gallatin Interurban Railroad adjoining the Gallatin Pike on the east and run back between lines 120 feet to a dead line.

This being the same property conveyed by deed from Thomas E. Stewart, Trustee, to Donald R. Filson and wife, Judy Filson, and Ronald L. Filson and wife, Jerry Anne Filson, of record in Book 7469, page 496, of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision Plan of record in Book 547, page 153 and 154; to a sanitary sewer and/or storm drainage easement of record in Book 5279, page 740, both of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, their heirs and assigns, forever.

The undersigned covenant with the said Grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that it is unencumbered except by lien of the 2000 property taxes, which taxes are to be paid by the Grantors.

The undersigned further covenant and bind ourselves, our heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 29th day of September, 2000.

Donald R. Filson
DONALD R. FILSON

Judy Filson
JUDY FILSON

Ronald L. Filson
RONALD L. FILSON

Jerry Anne Filson
JERRY ANNE FILSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named DONALD R. FILSON and wife, JUDY FILSON, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes contained.

Witness my hand, this the 29th day of September, 2000.

Donna L. Christian
Notary Public

My commission expires: September 29, 2001

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named RONALD L. FILSON and wife, JERRY ANNE FILSON, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes contained.

Witness my hand, this the 29th day of September, 2000.

Cathy Howard
Notary Public

My commission expires: 5-28-2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

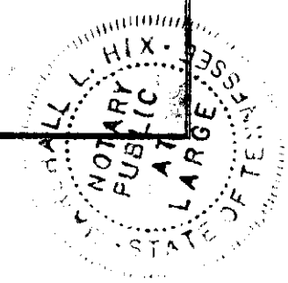
The actual consideration for this transfer is $375,000.00.

AFFIANT

Subscribed and sworn to before me, this 10th day of October, 2000.

NOTARY PUBLIC

My Commission Expires: November 25, 2000



NOTE: RONNIE L. FILSON and RONALD L. FILSON are one and the same person.