THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17603**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $72,000.00. Paula M Hankins Affiant Subscribed and sworn to before me, this 29th day of NOVEMBER, 2000. Notary Public My Commission Expires: 11/29/03

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Mr./Mrs. Kyle B. Hankins 1606 Forrest Avenue Nashville, Tennessee 37206	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map 56, Parcels 31 & 69 FB# 13D 39160 and FB# 13D 51798

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, PHILLIP DALE LOTT AND WIFE, SHAA MARIE LOTT ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KYLE B. HANKINS AND WIFE, PAULA M. HANKINS ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of NOVEMBER, 2000.

PHILLIP DALE LOTT

Shaa Marie Lott
SHAA MARIE LOTT

Davidson County DEEDWARR
Recvd: 11/30/00 11:30 3pgs
Fees:15.00 Taxes:266.40
20001130-0117498

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, PHILLIP DALE LOTT AND WIFE, SHAA MARIE LOTT, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of NOVEMBER, 2000.

My Commission Expires: 11/29/03

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT "A"

TRACT NO. I

Land in Davidson County, Tennessee, being more particularly described according to a mortgage loan inspection by John Kohl and Company, P.C., dated September 29, 1998, as follows:

beginning at a point in the northerly margin of a creek at the common front corner of the Dorris Perry Property and being the Northeast corner of the herein described property; thence crossing said creek, South 27 deg. 08 min. 20 sec. East 26.50 feet to a point; thence North 85 deg. 31 min. 46 sec. East 748.60 feet to a point; thence with the Charles Ray McClelland line, South 43 deg. 47 min. 51 sec. West 883.36 feet to a point in the John B. Mosley line; thence with the line of Mosley, North 26 deg. 12 min. 09 sec. West 595.45 feet to a point in the northerly margin of the creek; thence with said creek North 59 deg. 21 min. 07 sec. East 134.66 feet to the point of beginning.

Being the same property conveyed to Shaa M. Lott and husband, Phillip Dale Lott by deed from Wilson Sims and wife, Linda Bell Sims of record in Book 11141, page 819, said Register's Office.

Together with a perpetual easement for driveway purposes as set forth in Book 10031, page 426, Register's Office for Davidson County, Tennessee.

TRACT NO. II

Parcel 1:

Land in Nashville, Davidson County, Tennessee, being a portion of the property conveyed in Deed Book 10892, page 574, Register's Office for said County, and more particularly described as follows:

Beginning in the south right-of-way of Pecan Valley Road (formerly Back Creek Road) at the west line of Wilson Sims of record in Deed Book 4894, page 493, Register's Office for Davidson County, Tennessee, approximately 1 mile west of Old Hickory Boulevard; thence leaving said Pecan Valley Road and following the line of Sims S 24 deg. 33 min. 29 sec. E, 599.46 feet to an iron pin at the northeast corner of John B. Holley, Jr. of record in Book 7379, page 383, Register's Office for Davidson County, Tennessee; thence along Holley's north line S 59 deg. 26 min. 47 sec. W, 176.96 feet to an iron pin; thence S 59 deg. 25 min. 58 sec. W, 194.75 feet to an iron pin; thence S 55 deg. 19 min. 02 sec. W, 16.19 feet; thence along a new line N 25 deg 22 min. 57 sec. W, 526.85 feet; thence N 59 deg. 43 min. 17 sec. E, 143.89 feet; thence N 24 deg. 27 min. 38 sec. W, 74.23 feet to the south right of way of Pecan Valley Road; thence along said south right-of-way N 59 deg. 31 min. 59 sec. E, 235.18 feet to the point of beginning and containing 5.098 acres, more or less.

Parcel 2:

Land in Nashville, Davidson County, Tennessee, being a portion of the property conveyed in Deed Book 10892, page 574, Register's Office for said County and more particularly described as follows:

Commencing in the south right-of-way of Pecan Valley Road (formerly Back Creek Road) at the west line of Wilson Sims of record in Deed Book 4894, page 493, Register's Office for Davidson County, Tennessee, approximately 1 mile west of Old Hickory Boulevard; thence along said Pecan Valley Road S 59 deg. 31 min. 59 sec. W, 235.18 feet to the point of beginning; thence leaving said road S 24 deg. 27 min. 38 sec. E, 74.23 feet; thence S 59 deg. 43 min. 17 sec. W, 143.89 feet; thence S 25 deg. 22 min. 57 sec. E, 526.85 feet; thence S 55 deg. 19 min. 02 sec. W, 404.91 feet to the east line of Beard as recorded in Deed Book 9959, page 85, Register's Office for Davidson County, Tennessee; thence along said east line of Beard N 20 deg. 23 min. 46 sec. W, 574.84 feet to an iron pin; thence N 50 deg. 25 min. 20 sec. E, 33.81 feet to the center of Back Creek; thence along said creek N 59 deg. 25 min. 36 sec. E, 135.51 feet; thence N 44 deg 00 min. 40 sec. E, 123.90 feet; thence N 59 deg. 43 min. 17 sec. E, 176.65 feet; thence N 24 deg. 27 min. 38 sec. W, 23.80 feet to the

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EXHIBIT "A" CONTINUATION

south right-of-way of Pecan Valley Road; thence along said south right-of-way N 59 deg. 31 min. 59 sec. E, 50.28 feet to the point of beginning and containing 5.098 acres, more or less.

Being the same property conveyed to Phillip Dale Lott and wife, Shaa Marie Lott by deed from Diane Holley Soper of record in Book 11287, page 186, said Register's Office and by quitclaim deed from John Holley, Jr. which is being placed of record simultaneously herewith.

This conveyance is made subject to easements of record in Book 10031, page 426 (Tract I), Book 4883, page 837 and Book 9582, page 308 (Tract 2), said Register's Office.