Davidson County DEEDWARR
Recvd: 12/13/00 08:18 2pgs
Fees:11.00 Taxes:499.50
20001213-0122556

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
James C. Malone and Christy L. Malone
925 Berwick Trail
Madison, Tennessee 37115

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 052-07
PARCEL 51.00
11D-81100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Fredda M. Lee and Linda P. England, both unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James C. Malone and wife, Christy L. Malone, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 15, on the Plan of Madison Heights, Section 2, Part V, of record in Plat Book 2330, Page 5, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Fredda Lee and Linda England, by Trustee's Deed from Clifton E. Darnell, Substitute Trustee of record in Instr: 20001107-0110401, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 2330, Page 5; Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 6137, Page 841 and Book 8358, Page 88, said Register's Office.
Taxes for 2000 have been pro-rated and paid.

This is improved property known as 925 Berwick Trail, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James C. Malone and wife, Christy L. Malone, their heirs and assigns, forever; and we, Fredda M. Lee and Linda P. England, both unmarried do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 12th day of December, 2000.

Fredda M. Lee

Linda P. England

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Fredda M. Lee and Linda P. England, both unmarried 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 12th day of December, 2000.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 135,000.00.

AFFIANT

Subscribed and sworn to before me this 12th day of December, 2000.

NOTARY PUBLIC
My Commission Expires: 1/27/2001