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PREPARED BY:
J. THOMAS DUBOIS
ATTORNEY AT LAW
COLUMBIA, TENN.

Davidson County DEEDWARR
Recvd: 12/27/00 15:02 3pgs
Fees:15.00 Taxes:259.00
20001227-0126352

ASSUMPTION DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Randal P. Higgs and wife, Kathie C. Higgs, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Thomas R. Keown, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption of and promise to pay by the SECOND PARTY the unpaid balance of a promissory note in the original amount of $650,000.00, payable to Union Planters Bank, N.A., and secured by a deed of trust to Vaden M. Lackey, Jr., Trustee, dated February 23, 1999, and recorded in Book 11353, Page 161, Register's Office of Davidson County, Tennessee, FIRST PARTY conveys unto SECOND PARTY his one-half (1/2) undivided interest in the following described property:

> Land in Davidson County, Tennessee, and being Lot No. 9 on the Plan of Bellevue Center, Section 4, of record in Book 6200, Page 581, Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.
>
> Being the same property conveyed to the FIRST PARTY and SECOND PARTY herein by deed of record in Book 11353, Page 153, Register's Office of Davidson County, Tennessee.
>
> Map 142, Group _____, Parcel 234.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat; and the above mentioned indebtedness.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

SECOND PARTY agrees to assume and fully discharge all obligations imposed on FIRST PARTY by the terms of the note, deed of trust and all other loan documents executed by FIRST PARTY, and by this instrument does hereby assume the unpaid balance under the note above referred to, which note is secured by a deed of trust described above.

IN WITNESS WHEREOF, this conveyance has been executed this the 27th day of December, 2000.

FIRST PARTY:

Randal P. Higgs

Kathie C. Higgs

SECOND PARTY:

Thomas R. Keown

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Randal P. Higgs and wife, Kathie C. Higgs with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of December, 2000.

My commission expires:
2-26-2004

Notary Public

J. Thomas DuBois Notary at Large Public Maury County, Tennessee

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Thomas R. Keown, with whom I am personally acquainted, and who acknowledged

that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of December, 2000.

J. Thomas DuBois Notary at Large Public Maury County, Tennessee

My commission expires:
2-26-2004

Notary Public

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $50,000.00.
70000.00 TK RA KH

Affiant

Subscribed and sworn to before me, this 27th day of December, 2000.

J. Thomas DuBois Notary at Large Public Maury County, Tennessee

My commission expires:
2-26-2004

Notary Public

NEW PROPERTY OWNERS:

Thomas R. Keown
c/o Lightning Lube of Bellvue LLC
7124 Highway 70 South
Nashville TN. 37221

PERSON(S) RESPONSIBLE FOR TAXES:

SAME

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