THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
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Davidson County DEEDWARR
Recvd: 12/28/00 14:59 2pgs
Fees:11.00 Taxes:492.10
20001228-0127047

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Deanie L. Gregory 223 Madison St., Ste. 103 (dlg) Madison, TN 37115	Same as New Owner	Map 42-16 Parcel 171

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, J. D. SOWELL and wife, PATSY M. SOWELL, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto DEANIE L. GREGORY, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 15 on the Map of Douglas Levine's Subdivision at Madison, as of record in Book 547, page 44, Register's Office for Davidson County, Tennessee.
>
> SAID Lot fronts 50.45 feet on the northerly side of Madison Station Road and runs back 255.87 feet on the westerly line and 249.13 feet on the easterly line, to a dead line, on which it measures 50 feet.
>
> BEING the same property conveyed to J. D. Sowell and wife Patsy M. Sowell, by deed from United Shows of America, Inc. of record in Book 11652, page 191, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 200 Madison St., 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 GRANTEE, her heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2000, which are a lien, now due and payable, but not yet delinquent and which will be paid, in full, by the GRANTEES, at closing, without proration.

2. Any and all matters as they may appear on the plan of record in Book 547, page 44, said Register's Office.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

J. D. SOWELL

PATSY M. SOWELL

"GRANTEE"

DEANIE L. GREGORY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. D. SOWELL and wife, PATSY M. SOWELL, and DEANIE L. GREGORY, 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 therein contained.

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

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $133,000.00.

Affiant

Sworn to and subscribed before me, this the 27th day of December, 2000.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001