This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 01/24/01 15:02 2pgs
Fees:11.00 Taxes:185.00
20010124-0007442

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Roger C. Gulley & Susan T. Gulley 7339 Walker Road Fairview, TN 37062	same	081-11-0-055.00 & 081-11-0-056.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sarah Day Cannon, (a/k/a Sarah Madelene Day Cannon),** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Roger C. Gulley and wife, Susan T. Gulley**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Parcel 1:

Land in Davidson County, Tennessee, being Lot No. 296 on the plan of J.M., F.J., and C.W. Harding's Subdivision of part of the Beal Bosley property adjacent to the City of Nashville, of record in Plat Book 21, page 80, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Sarah Day Cannon and her husband, Rufus M. Cannon, by deed from Mamie F. Reeves, formerly Mamie F. Day, of record in Book 2275, page 569, Register's Office for Davidson County, Tennessee. The said Rufus M. Cannon is deceased and the property is solely vested in Sarah Madelene Day Cannon by right of survivorship.

Parcel 2:

Land in Davidson County, Tennessee, being Lot No. 297 on the plan of J.M., F.J., and C.W. Harding's Subdivision of part of the Beal Bosley property adjacent to the City of Nashville, of record in Plan Book 21, page 80, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Sarah Madelene Day Cannon and husband, Rufus M. Cannon, by deed from Mamie F. Reeves, a widow, of record in Book 1729, page 603, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 2000 property taxes are being collected at closing in the amount of $322.24 (Lot 296) and $402.80 (Lot 297). Map 081-11-0 Parcels 055.00 and 056.00.
2. 2001 property taxes are a lien, but not yet due and payable.
3. All matters appearing on the Plan of record in Book 21, page 80, said Register's Office.
4. Subject to any and all building and zoning regulations of City, County and State.
5. Subject to notes on the Plan of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever;

AND I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This improved property is known as: 1706 & 1708 22nd Avenue North, Nashville, TN.

WITNESS MY HAND this 23rd day of January, 2001, in Franklin, Tennessee.

Sarah Cannon
SARAH CANNON

BY: Edith Borchert
EDITH BORCHERT, ATTY-IN-FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared Edith Borchert, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Sarah Cannon, and further acknowledged that she executed same as the free act and deed of Sarah Cannon.

Witness my hand this 23rd day of January, 2001.

Michelle W. Lorch
NOTARY PUBLIC

My Commission Expires: 1/2/2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $50,000.00.

Boyd Gulley
AFFIANT

Sworn to and subscribed to me, the undersigned, this 23rd day of January, 2001, in Franklin, Tennessee.

Michelle W. Lorch
NOTARY PUBLIC

My Commission Expires: 1/2/2002

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gulley.wd