THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 06/25/01 11:22 2pgs
Fees:11.00 Taxes:307.10
20010625-0066891

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Robert A. Fletcher, Jr., et ux 7159 Whites Creek Pike Joelton, TN 37080	Same as New Owner	Map 22 Parcel 18

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, LARRY J. ENNIS, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto ROBERT F. FLETCHER, JR. and wife, BETTY A. FLETCHER, hereinafter referred to as 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. 1 on a Resubdivision of Lot No. 2, Joelton Village, Section Two, described according to a survey by Frank V. Neeley, Registered Land Surveyor, No. 1493, as follows:
>
> BEGINNING at an iron pin in the westerly margin of Whites Creek Pike, in the line of the property conveyed to Harvison Cytology Laboratory, Inc. of record in Book 6743, page 257, Register's Office for Davidson County, Tennessee; thence, with said margin of said Whites Creek Pike, South 16 deg. 30' 00" East 149.45 feet to an iron pin; thence leaving Whites Creek Pike with the line of Lot No. 2 on said survey South 73 deg. 30' 00" West 293.31 feet to an iron pin in the line of the property conveyed to the Metropolitan Government of Nashville, Davidson County, Tennessee of record in Book 566, page 266, said Register's Office; thence, North 16 deg. 00' 33" West 142.41 feet to an iron pin; thence, with the line of the property of Harvison Cytology Laboratory, Inc. North 72 deg. 07' 02" East 292.18 feet to the point of beginning and containing 0.981 acres, more or less.
>
> BEING a part of the same property conveyed to Larry J. Ennis by deed from Sarah Elsie Felts Hoy, et al, of record in Book 5097, page 49, Register's Office for Davidson County, Tennessee.
>
> The foregoing description was prepared from a survey dated February, 1997, by Frank V. Neeley, Registered Land Surveyor, No. 1493.
>
> The current mailing address for said property is 7159 Whites Creek Pike, Joelton, TN 37080.

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, the GRANTOR, do covenant with the said GRANTEES, that I am 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:

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES HERETO WITHOUT A TITLE EXAMINATION BY THE PREPARER.

1. Real Property Taxes for the year 2001, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to a 5-foot by 25-foot anchor easement located on the northeast corner of said lot; a part of a sanitary sewer easement located at or near the northwest corner of said lot; and, a 10-foot public utility and drainage easement along the northerly and westerly lines of said lot.

This conveyance is made subject to a Deed of Trust dated August 13, 1997, made by Larry J. Ennis, the GRANTOR, to TRSTE II, Inc., Trustee, to secure to First Union National Bank of Tennessee, one note of even date made by Robert F. Fletcher, Jr. and Betty A. Fletcher DBA Roma Land Florist and Gift in favor of First Union National Bank of Tennessee in the principal amount of $60,000.00 payable as provided therein, which Note and Deed of Trust the GRANTEES, by their signature hereto, agree to assume and to pay all future payments in a timely manner and to indemnify and hold harmless the GRANTOR from same, it being understood and agreed that the debt described is the sole obligation of the GRANTEES.

And, I, the GRANTOR, do 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.

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

"GRANTOR"

LARRY J. ENNIS, a single man

"GRANTEES"

ROBERT F. FLETCHER, JR.

BETTY A. FLETCHER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY J. ENNIS, a single man, and ROBERT F. FLETCHER, JR. and wife, BETTY A. FLETCHER, 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 21st day of June, 2001.

NOTARY PUBLIC

DIANA C. FREY
My Comm. Expires Ju...

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Affiant

Sworn to and subscribed before me, this the 21st day of June, 2001.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001