THIS INSTRUMENT PREPARED BY:
Watkins, McGugin, McNeilly & Rowan, PLLC
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214 Second Avenue, North Suite 300
Nashville, Tennessee 37201
(615) 255-2191

BK 48B

Davidson County DEEDWARR
Recvd: 03/04/02 15:42 3pgs
Fees:18.00 Taxes:1078.18
20020304-0027048

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
TIMOTHY B. CHANNELL 718 Mulberry Pt. Inverness, FL 34450	SAME	Map: 117-12 Par: 142

STATE OF MISSISSIPPI)
COUNTY OF Lamar)

The actual consideration or value, whichever is greater, for this transfer is $291,400.00.

Bobbye Ann McCollum
BOBBYE ANN McCOLLUM, Trustee

SUBSCRIBED AND SWORN to before me this 28th day of February, 2002.

Janet S. Hall
Notary Public

My Commission Expires: 8-7-04

FOR AND IN CONSIDERATION of the sum of Two Hundred and Ninety-One Thousand Four Hundred Dollars ($291,400.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, BOBBYE ANN McCOLLUM, TRUSTEE of the ROBERT BENNIE CHANNELL REVOCABLE TRUST dated June 30, 2000, hereinafter "GRANTOR", has this day bargained and sold and does hereby transfer and convey unto TIMOTHY N. CHANNELL,*hereinafter "GRANTEE", his heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

* an unmarried man

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, his heirs and assigns forever. GRANTOR covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters shown on Exhibit A.

GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to the said GRANTEE, his successors and assigns, against the lawful claims of all persons except as herein stated.

WITNESS its hand this 28 day of February, 2002.

ROBERT BENNIE CHANNELL
REVOCABLE TRUST

By: Bobbye Ann McCollum
BOBBYE ANN McCOLLUM, Trustee

STATE OF MISSISSIPPI)
COUNTY OF Union)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBYE ANN McCOLLUM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Trustee of the Robert Bennie Channell Revocable Trust dated June 30, 2000 and that as such Trustee she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at 3:30 p.m., New Albany, MS this 28th day of February, 2002.

Janet S. Hall
Notary Public

My Commission Expires:
8-9-04

EXHIBIT A

Being Lot No. 1 of Block "B" on the Map of Galecrest No. 2, of record in Book 843, page 30, Register's Office for said County.

Said Lot No. 1 fronts 110 feet on the westerly side of Granny White Pike and runs back between lines, 260 feet on the northerly line and 335 feet on the southerly line, to the easterly line of Lots Nos. 5 and 6 on which it measures 134 feet.

Included in the above description but excluded from this conveyance and not conveyed herein is a portion of said tract of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by F. M. Bass, then unmarried, by deed of record in Book 4007, page 929, Register's Office for Davidson County, Tennessee, which portion so conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, is described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 1 of Block "B" on the Map of Galecrest No. 2, of record in Book 843, page 30, Register's Office for said County.
>
> Said part of Lot No. 1 fronts 100 feet on the present westerly side of Granny White Pike and runs back between lines, 20 feet on the northerly and southerly lines to the now relocated westerly side of Granny White Pike on which it measures 110 feet.

Being the same property conveyed to Bobbye Ann McCollum, Trustee of the Robert Bennie Channell Revocable Trust, by Quitclaim Deed from Robert B. Channell, recorded 9/11/00 in Instrument #20000911-0089372, Register's Office, Davidson County, Tennessee.

The above property is subject to the following:

1. 2002 and subsequent years real property taxes are a lien, but not yet due and payable.

2. Subject to all matters shown on Plan of record in Plat Book 843, page 30, Register's Office for Davidson County, Tennessee.

3. Covenant to relocate overflow field if disturbed, as contained in deed to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 4007, page 929, Register's Office, Davidson County, Tennessee.