WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 6,000.00

Cecil Ward
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SWORN TO AND SUBSCRIBED before me this 9th day of MARCH, 2000 A.D.

Shirley Nelson
NOTARY PUBLIC
My Commission Expires: 6-24-01

PICK-UP

Instr:200003090024560 Page: 1 OF 2
REC'D FOR REC 03/09/2000 2:20:53PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $22.20

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#00030008

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Cecil Ward 1616 12th Ave. North Nashville, Tennessee 37209	New Owner	81-11-0 / 549.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Cecil Ward, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **DAVID STARNES**, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

CECIL WARD, the GRANTEE herein, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the south One-Half of Lot 127 on the Map of D. T. McGavock and other's Addition, as of record in Book 21, page 41, Register's Office for said County.

Said part of said lot fronts 50 feet on the east side of 12th Avenue North and runs back between parallel lines 154 feet to an alley.

Being the same property conveyed to David Starnes by deed from Eric D. Martin and wife, Tara D. Martin dated July 8th 1999, and of record in Book 11580, page 796, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed 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 GRANTEE, his heirs and assigns, forever. I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2000 Property taxes are to be prorated and assumed by the GRANTEE.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is improved property known as: 1616 12th Ave. North, Nashville, TN 37209.

Witness my hand this 9th day of MARCH, 2000 A.D.

David Starnes
David Starnes

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Shirley Robson, a Notary Public in and for said County and State, the within named David Starnes and ~~Jack~~ the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of MARCH, 2000.

Shirley Robson
NOTARY PUBLIC

My Commission Expires: 6-24-2001

NOTARY PUBLIC AT LARGE W. TENN. SHIRLEY ROBSON