Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,000.00

Ossie Jefferson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April, 2000

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 1/24/2001
(AFFIX SEAL)

Instr:200004130037345 Page: 1 OF 2
REC'D FOR REC 04/13/2000 11:22:12AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $85.10

THIS INSTRUMENT WAS PREPARED BY:
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ossie Jefferson (NAME)	Same (NAME)	MAP 71-9
1705 Kassia Street (ADDRESS)	(ADDRESS)	PARCEL 111
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	13DA2270

FOR AND 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, WE, Ruby Hall, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ossie Jefferson

HEREINAFTER CALLED 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. 171 and the westerly 20 feet of Lot No. 172 Scruggs Subdivision of Brooklyn Heights as recorded in Book 332, page 140, Register's Office for Davidson County, Tennesse.

Said Lot 171 and westerly 20 feet of Lot 172 fronts together 44.6 feet on the northerly side of Cross Ave. and runs back northerly on the east side and at a right angle to said Cross Ave. 140 feet to an alley and runs back on the west side with the easterly margin of Kassai Street 146.8 feet to said alley and measuring 91 feet on said alley.

Being the same property conveyed to Alvin Hall and wife, Ruby Hall by deed from E. C. Scruggs, Jr. and wife, Annie M.Scruggs of record in Book 1367, page 290, Register's Office for Davidson County, TN. Alvin Hall having since died and the property vested in Ruby Hall by estate by the entireties.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 332, page 140, said Register's Office.

Taxes for the year 2000 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 1705 Kassia Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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; and we do further covenant and bind ourselves, our 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.

Witness my hand this 6th day of April, 2000

Ruby Hall
Ruby Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruby Hall

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of April 2000.

Commission expires 11/24/2001

Laura A. Beasley
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public