Instr:200005170049488 Page: 1 OF 3
REC'D FOR REC 05/17/2000 9:34:44AM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Roy C. DeSha, Jr. and Janet C. DeSha 1106 18th Avenue South Nashville, Tennessee 37212	Same	Map 104-4 Parcel 101
This instrument prepared by: Marshall L. Hix, Esquire, Hix Gray & Dennen, PLLC 315 Deaderick Street, 1620 First American Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Roy C. DeSha, Jr. ("Grantor") has bargained and sold, and hereby transfers and conveys to Roy C. DeSha, Jr. and wife, Janet C. DeSha (collectively "Grantee"), their respective heirs and assigns, for the purpose of creating a tenancy by the entirety pursuant to Tennessee Code Annotated section 66-1-110, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 1106 18th Avenue South, Nashville, Tennessee 37203.

EXECUTED this 3rd day of April, 2000.

ROY C. DESHA, JR., Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Roy C. DeSha, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 3 day of April, 2000.

Donna Koba
Notary Public

My Commission Expires:

NOTARY PUBLIC
AT LARGE
Donna Koba
My Commission Expires
November 29, 2003
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me this 3 day of April, 2000

Donna Koba
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC
AT LARGE
Donna Koba
My Commission Expires
November 29, 2003
STATE OF TENNESSEE

EXHIBIT A

Being Lot No. 4 in W. H. Brown's Subdivision of the Western Part of Lot No. 17, O. B. Haynes Plan of Large Lots, which is registered in Book 332, page 37, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 50 feet on the easterly side of 18th Avenue South, formerly Lamar Street, and extends eastwardly between lines 150 feet to an alley in the rear.

Being the same property conveyed to Roy C. DeSha, Jr. by Warranty Deed dated December 14, 1999, from Joseph E. Gehl and recorded December 16, 1999 as Instrument No. 199912160303836, Register's Office for Davidson County, Tennessee.