WARRANTY DEED

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THIS INSTRUMENT WAS PREPARED BY:

Martin A. Kooperman, Attorney
603 Woodland Street
Nashville, TN 37206

Davidson County DEEDWARR
Recvd: 12/27/01 15:17 2pgs
Fees:13.00 Taxes:55.50
20011227-0142755

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ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP/PARCEL
Ronald L. Grant, Sr. 825 Hillview Heights Nashville, TN 37204	Ronald L. Grant, Sr. 825 Hillview Heights Nashville, TN 37204	105-3-125 Field Book No. 15W-00730

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FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantee, and for other good and valuable considerations, the receipt all of which is expressly acknowledged, I, Martha L. Lee, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ronald L. Grant, Sr. hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEGINNING at a point in the westerly margin of First Avenue South, formerly Maple Street, 13 ½ feet southerly from the intersection of said street with the southerly margin of Mallory Street; thence running southerly along First Avenue South 31 ½ feet; thence westerly parallel with Mallory Street 185 feet, more or less, to an alley; thence northerly along said alley 31 ½ feet; thence easterly 185 feet, more or less to the point of beginning.

BEING the same property conveyed to William Lee and wife, Martha Lee, by Warranty Deed from Harold S. Brooks and wife, Artie G. Brooks, of record in Book 3220, Page 487, by Warranty Deed Register's Office for Davidson County, Tennessee, the said William Lee having previously died on September 13,1984.

This is improved property known as 1103 First Avenue South, Nashville, Tennessee.

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** that she is 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 she does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, her heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hands this 27th day of December, 2001.

MARTHA L. LEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Martha L. Lee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Warranty Deed for the purposes therein contained.

THIS the 27th day of December, 2001.

NOTARY PUBLIC

My Commission Expires:

3/27/2004

The actual consideration or value whichever is greater for this transfer is $15,000.00

AFFIANT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of December, 2001.

NOTARY PUBLIC

My Commission Expires: 3/27/2004