03.

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $32,500.00

Ron Cherry
Affiant

Subscribed and sworn to before me, this 18th day of January, 2002.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 01/23/02 14:11 2pgs
Fees:13.00 Taxes:120.25

20020123-0009279

Address of New Owner:	Send Tax Bills to:	Tax Information
Ron Cherry 342 Marshall Street Nashville TN 37207	New Owner	071-11-0 145.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Frank Davenport, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ron Cherry, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of S.A. Buchanan's Resubdivison of Lots Nos. 4, 5, 6, 12, 13, 18, 19, 24, 25, 30 and 31 of Trinity Heights Addition, of record in Book 547, Page 166, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the southerly side of Marshall Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Frank Davenport, a married person, by deed from John Curtis Choate, a married person, of record in Instrument No. 20020111-0004862, Register's Office for Davidson County, Tennessee.

Subject property is not the marital residence of the grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 342 Marshall Street, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 18th day of January, 2002.

Frank Davenport

Frank Davenport

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Frank Davenport, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 18th day of January, 2002.

Notary Public

My Commission expires 03/14/05