WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,000.00

Robert W. Slate II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 2002

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Slate, II (NAME)	SAME (NAME)	MAP 83-1
1001 Apple Valley Road (ADDRESS)	(ADDRESS)	PARCEL 385
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Terry A. Jackson and husband, Kirby Berry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert W. Slate, II, Unmarried

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 the westerly 50 feet of the easterly 150 feet of Lot No. 5 of Block "A" on the map of Weakley Place, as of record in Book 161, page 131, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 5 fronts 50 feet on the northerly side of Benjamin Street and runs back between parallel lines 250 feet to the southerly line of Lot No. 4.

BEING the same property conveyed to Geraldine M. Jackson, an Unmarried Person by Warranty Deed from Elsie Vaughn, a widow of record in Book 4438, page 198, Register's Office for Davidson County, TN. The said Geraldine M. Jackson having died intestate on August 13, 1999. Terry A. Jackson being her only heir-at-law pursuant to Affidavit of Heirship of record by Instrument No. 19991228-0307068, Register's Office for Davidson County, Tennessee.

Kirby Berry joins in this conveyance for the purpose of conveying all right, title and interest he may have in subject property, marital or otherwise.

This conveyance is subject to Taxes for the year 2002 and subsequent years, Restrictions and Easements of record.

Davidson County DEEDWARR
Recvd: 02/13/02 10:59 2pgs
Fees:13.00 Taxes:62.90

20020213-0019075

This is unimproved (X) improved ( ) property, known as 1413 Benjamin Avenue, Nashville, TN 37206
(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 our hand s this 6th day of February, 2002

Terry A. Jackson

Kirby Berry

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 Terry A. Jackson and husband, Kirby Berry the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 6th day of February, 2002.

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

Commission expires 8-25-03

Mary Birthright
Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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