40-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,250.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March, 2002
Notary Public
MY COMMISSION EXPIRES: 7/26/03
My Commission Expires July 26, 2003 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/08/02 16:01 2pgs
Fees:13.00 Taxes:126.73
20020308-0029748

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Denton (NAME)	New Owner (NAME)	MAP 72-13
923 FATHERLAND STREET (ADDRESS)	(ADDRESS)	PARCEL 424
NASHVILLE, TN 37206 (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, First Southern Financial Services, Inc., formerly known as Eckhardt Realty Corporation, Trustee for the 1104 Douglas Land Trust
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Denton

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:

Land in Davidson County, Tennessee, being Lot No. 14 on the Map of the Eastland Baptist Church Subdivision, of record in Book 421, page 155, said Register's Office.

Said Lot No. 14 fronts 51 feet 6 inches on the south side of Douglas Avenue and runs back between lines 109 feet on the east line and 98 feet 6 inches on the west line, to an ally on which it measures 50 feet.

Being the same property conveyed to Eckhardt Realty Corporation, Trustee for the 1104 Douglas Land Trust by quitclaim deed from Kevin McKenna and wife, Dottie McKenna, and Shelton Wasilewsky and wife, Tammy Wasilewsky, of record in Book 10908, page 564, said Register's Office. Pursuant to Amendment to Charter filed with the Tennessee Secretary of State on 11/18/99, and recorded in Instrument No. 20020308 0029747, Register's Office for Davidson County, Tennessee, Eckhardt Realty Corporation changed its name to First Southern Financial Services, Inc., a Tennessee corporation.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved (X) property, known as 1104 Douglas Avenue, 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 8th day of March, 2002

First Southern Financial Services, Inc., Trustee
By:
Robert J. Notestine, III, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Robert J. Notestine, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of First Southern Financial Services, Inc., formerly known as Eckhardt Realty Corporation, Trustee for the 1104 Douglas Land Trust, the within named bargainor, and that he as such President, executed the within instrument for the purposes stated therein by signing the name of the corporation by himself as President.

Witness my hand and official seal this the 8 day of March, 2002.

Notary Public

My Commission Expires: 7/26/03

My Commission Expires July 26, 2003