Davidson County DEEDWARR
Recvd: 04/17/02 11:04 2pgs
Fees:13.00 Taxes:934.25
20020417-0047610

BOX 10-A

RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 252,500.00

Affiant

Subscribed and sworn to before me, this the 15 day of April, 2002.

Notary Public
My commission expires:

KATHY SNIDER NOTARY Exp. 07/27/2002 PUBLIC AT LARGE DAVIDSON COUNTY, TN

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Melanie T. Hailey 1915 18th Avenue South Nashville, TN 37212	same	104-12 / 226

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DALENA BERRETT, unmarried ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto MELANIE T. HAILEY, unmarried ("GRANTEE"), her successors, heirs, and assigns, certain real estate in Nashville, Davidson County, Tennessee, being more particularly described below, together with all right, title and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). The land is described as follows:

LAND in Davidson County, Tennessee, being the southerly one-half of Lot No. 39, on the Plan of Christopher & Kirkman Addition to Belmont Park, as shown on plat of record in Plat Book 57, page 158, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said part of said Lot fronts 50' on the westerly side of 18th Avenue South and runs back between parallel lines 160' to an alley.

BEING the same property conveyed to Dalena Berrett, by Deed of Record in Book 8477, page 393, Register's Office for Davidson County, Tennessee.

This is improved property located at 1915 18th Avenue South, Nashville, Tennessee 37212.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) taxes for the current year, which have been prorated and will be paid by GRANTEE; and (2) Urban Renewal Plan of record in Book 10737, page 558, said Register's Office.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging to GRANTEE, her successors, heirs, and assigns, forever.

GRANTOR further covenants and binds herself, her heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEE, her successors, heirs, representatives, and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15 day of April, 2002.

Dalena Berrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kevin J. Montgomery, a Notary Public in and for said County and State, the within-named DALENA BERRETT, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the ___ day of April, 2002.

Notary Public

My Commission Expires: _____

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TOTAL P.03