THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 280,000.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2002

Notary Public

My Commission Expires: 10-12-05

Davidson County DEEDWARR
Recvd: 05/01/02 14:35 2pgs
Fees:13.00 Taxes:1036.00
20020501-0053648

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JON R. COLE 903 Russell Street Nashville, Tennessee 37206	JON R. COLE 1113 Greenfield Avenue Nashville, Tennessee 37216	MAP 82-16 PARCEL 105

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTY THOUSAND AND NO/100---------- ($ 280,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, BOBBIE JEWEL ALLEN, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto JON R. COLE and wife, SUSAN J. COLE, tenants by the entirety, as to an undivided 50% interest, joint with rights of ** 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 a certain lot or parcel of land fronting 50.0 feet on the north side of Russell Street, being the eastern 21 2/3 feet of Lot No. 44 and the western 28 1/3 feet of Lot No. 45 and extends back 170.0 feet between parallel lines to an alley, in Barrows Addition to Edgefield, now East Nashville, a plan of the same being recorded in Plan Book 1, page 13, of the Chancery Court of Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Thomas Howard Allen and wife, Bobbie Jewel Allen, by deed from Linda Denmark Massey, unmarried, of record in Book 7992, page 842, Register's Office for Davidson County, Tennessee; the said Thomas Howard Allen having since died.

**survivorship with DAVID A. BENTON AND WIFE, LORI J. BENTON, tenants by the entirety, as to an undivided 50% interest

This is improved property known as 903 Russell Street, Nashville, Tennessee 37206

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.

GRANTOR COVENANTs with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Barrow's Addition to Edgefield of record in Book 1, page 13, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, their_ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 30th day of April, 2002.

Bobbie Jewel Allen

BOBBIE JEWEL ALLEN

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 BOBBIE JEWEL ALLEN, UNMARRIED, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2002.

My Commission Expires: October 12, 2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and _____ with whom I am personally acquainted and who upon _____oath___ 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 this _____day of _____.

My Commission Expires: _____

Notary Public