FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/03/02 16:04 3pgs
Fees:18.00 Taxes:111.00
20020703-0080652

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 20 02

Notary Public

MY COMMISSION EXPIRES: 1/31/04 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fisk University (NAME)	NEW OWNER (NAME)	MAP 81-15
1000 Seventh Avenue North (ADDRESS)	(ADDRESS)	PARCEL 578
Nashville, TN 37208-3051 (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, Henry L. Davis and wife, Magnolia S. Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fisk University

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. 43 in J.M. and Thomas J. Harding's Addition to Nashville, as of record in Book 21, Page 81, Register's Office for said County.

SAID Lot No. 43 fronts 53 feet on the northerly side of Jefferson Street, and extends back between parallel lines, 150 feet to an alley, including but excluding the following described property conveyed to the State of Tennessee by deed of record in Book 4170, Page 361, said Register's Office; Beginning at a point in the southerly margin of an alley, said point being the common corner of Lots 43 and 44, J. M. and T. J. Harding's Subdivision, in Book 21, Page 81; thence with the southerly margin of said alley and the northerly boundary of said Lot 43, North 73 deg. 28' 34" east 53 feet to the common corner of Lots 42 and 43 in the aforesaid subdivision; thence with the common line between said Lots 42 and 43, South 16 deg. 35' 27" East 27.69 feet to a point; thence South 80 deg. 14' 16" West 53.38 feet to a point in the common line between said Lots 43 and 44; thence with the common line between Lots 43 and 44, North 16 deg. 35' 27" West 21.40 feet to the point of beginning, containing 1,301 square feet more or less.

BEING the same property conveyed to Henry L. Davis and wife, Magnolia S. Davis by deed from Rene Clay, E. C. Clay, and Joan Ashby, of record in Book 5352,

CONTINUED

unimproved ( )
This is improved (X) property, known as 1730 Jefferson Street, Nashville, TN 37208
(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 28th day of June, 20 02

Henry L Davis
Henry L. Davis

Magnolia S. Davis
Magnolia S. Davis

By Rene Robertson Atty in fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 20_____ .

Commission expires _____

_____
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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____

_____
Notary Public

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, Essie Robertson, 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 on behalf of Magnolia S. Davis as her Attorney in Fact as the free act and deed of the within named Magnolia S. Davis.

Witness my hand and official seal at Nashville, Tennessee the 28th day of June, 2002.

My Commission Expires: 1/31/04

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

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 Henry L. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 2002.

My Commission Expires: 1/31/04

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

LEGAL DESCRIPTION CONTINUATION FILE BOX 45

Page 691 and re-recorded in Book 5367, Page 759, Register's Office for said County. See Quitclaim Deed of record in Book 6497, Page 762; Book 6557, Page 23; Decree for Redemption in Book 8908, Page 374; Final Decree Confirming Sale in Book 9792, Page 628; Decree for Redemption in Book 10241, Page 76; Final Decree Confirming Sale in Book 11705, Page 659; Decree for Redemption in Instrument 20010502-0044318, Instrument 20010713-0074914 and Instrument 20010713-0074915, said Register's Office.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 21, Page 81, said Register's Office; (3) Deed to State of Tennessee in Book 4170, Page 361, said Register's Office; (4) Order for Demolition or Removal of Structure in Instrument 20020529-0065236, said Register's Office.

Power of Attorney of record in Instrument 20020710300806510, said Register's Office.