BOX 58 -B

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Linda E. Talley 914 Marina Street Nashville, Tennessee 37206	Same as New Owner	Map 082-12 Parcel 182.00
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY NINE THOUSAND NINE HUNDRED and NO/100 ($79,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **KIM LAVELL CHISM, formerly known as KIM LAVELL OWENS, an unmarried person,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **LINDA E. TALLEY, an unmarried person**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

TRACT I:

Land in Davidson County, Tennessee, being the easterly 40 feet of Lot No. 63 in Neil S. Brown's Addition to East Nashville, a plan of which is of record in Book 57, page 50, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Marina Street at the corner of Lots No. 62 and 63 on said plan; thence with the southerly margin of said street westerly 40 feet; thence southerly, parallel with the line between said lots to the north-easterly margin of Myrtle Avenue; thence with said margin southeasterly to the northerly margin of an alley; thence with said easterly 21 feet to the corner of Lots No. 62 and 63; thence northerly with the line between said two lots, 170 feet to the beginning.

TRACT II:

Land in Davidson County, Tennessee, being the westerly triangular part of Lot No. 63 on the Map of Neil S. Brown's Addition to East Nashville, as of record in Book 57, page 50, Register's Office for Davidson County, Tennessee, described as follows:

Being at the intersection of Marina Street and Myrtle Avenue at the southwest corner of said lot; thence southeasterly with the margin of Myrtle Avenue, 164.5 feet to a point, a corner of part of said lot conveyed to V.E. Brinkley and wife, by deed from C.M. Preston, Trustee, etc., of record in Book 457, page 249, said Register's Office; thence along the west line of Brinkley lot, northerly 139 feet, more or less, to the south margin of Marina Street; thence with the margin of same westerly 87.8 feet, more or less, tot he point of beginning.

Davidson County DEEDWARR
Recvd: 07/18/02 16:00 3pgs
Fees:18.00 Taxes:295.63
20020718-0086961

INCLUDED IN THIS DESCRIPTION BUT EXPRESSLY EXCLUDED THERFROM is that portion of the property conveyed to The Nashville Housing Authority by deed from L.T. Farrar and wife, of record in Book 3963, page 456, said Register's Office.

Both tracts being the same property conveyed to Kim Lavell Owens, by Special Warranty Deed from Nashville Area habitat For Humanity, Inc., a Tennessee nonprofit corporation, of record in Book 9855, page 471, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plan of record in Book 57, page 50, Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except for lien of the 2002 property taxes, which taxes are being prorated between the parties hereto, the Grantor paying to the Grantee her proportionate share and the Grantee assuming payment thereof.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 28th day of June, 2002.

Kim Lavell L Chism

KIM LAVELL CHISM, formerly known as KIM LAVELL OWENS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Kim Lavell Chism, formerly known as Kim Lavell Owens, 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 seal, this 28th day of June, 2002.

Jane Grazer

Notary Public

My Commission Expires: 9/22/02

JANE GRAZER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $79,900.00.

Linda E. Talley
AFFIANT

Subscribed and sworn to before me, this 15th day of July, 2002.

Jane Grazer
NOTARY PUBLIC

My Commission Expires: 9/22/02

JANE GRAZER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE