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 $***15,000.00.

J. Hart
Affiant

Subscribed and sworn to before me this 6th day of August, 2002.

Mitchell A. Watts
Notary Public

My Commission Expires: 10-12-05

Davidson County DEEDWARR
Recvd: 08/13/02 12:27 2pgs
Fees:13.00 Taxes:55.50
20020813-0097900

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

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
CHARLES E. GANN 609 Rudolph Avenue Nashville, Tennessee 37206	CHARLES E. GANN 1910 Boscobel Street Nashville, Tennessee 37206	MAP 83-6 PARCEL 4.26

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTEEN THOUSAND AND 00/100 DOLLARS ($***15,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, MARCI BLUMBEKS GRINDSTAFF, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto CHARLES E. GANN (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 3 on the Final Plat of the Timothy Walker Lots, Minor Subdivision, of record in Book 11190, page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Marci Blumbeks Grindstaff by deed from Walton Timothy Walker of record in Book 11669, page 700, Register's Office for Davidson County, Tennessee.

REX A. GRINDSTAFF, spouse of Marci Blumbeks Grindstaff, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is un-improved property known as 609 Rudolph Avenue, 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 GRANTEE, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE 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.

2. Matters, if any, shown on the plan of Timothy Walker Lots, Minor Subdivision, of record in Book 11190, page 132, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 8th day of August, 2002.

Marci Blumbeks Grindstaff
MARCI BLUMBEKS GRINDSTAFF

Rex A. Grindstaff
REX A. GRINDSTAFF

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 MARCI BLUMBEKS GRINDSTAFF, 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 8th day of August, 2002.

Mitchell A. Watts
Notary Public

My Commission Expires: 10-12-05

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

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 Rex A. Grindstaff, the bargainor, 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 this 8th day of August, 2002.

Mitchell A. Watts
Notary Public

My Commission Expires: 10/12/05

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