This Instrument Prepared by:
Sam H. Poteet, Jr.
MANIER & HEROD, a Tennessee Professional Corporation
One Nashville Place, Suite 2200
150 Fourth Avenue North,
Nashville, Tennessee 37219
(615) 742-9321

Davidson County DEEDWARR
Recvd: 10/24/02 15:24 3pgs
Fees:18.00 Taxes:18.50
20021024-0130605

Box 21-B

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. CO.
First Fleet Services, LLC **ATTN: Frank G. Porter** **P.O. Box 100269** **148 Park South Court** **Nashville, TN 37210**	**First Fleet Services, LLC** **ATTN: Frank G. Porter** **P.O. Box 100269** **148 Park South Court** **Nashville, TN 37210**	**Map-119-02-2** **Parcel-008.00**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, REGINA DOBBINS (hereinafter referred to as "Grantor"), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto FIRST FLEET SERVICES, LLC, a Tennessee liability company, and hereinafter referred to as "Grantee"), its successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Lots No. 3 , 4, and 10 feet of Lot No. 5 and 15 feet of Lot No. 2 in Oglesby's Subdivision fronting 125 on Oglesby Avenue, and extending back 150 feet to an alley in Oglesby's Subdivision, Book 57, Page 162, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to John Henry Batey and sister, Mary Chesney, by Warranty Deed from their mother, Callie Batey, a widow, dated October 9, 1962, of record in Book 3437, Page 15, in the Offices of the Register of Deeds for Davidson County, Tennessee. Upon the death of Mary Chesney, John Henry Batey obtained title in fee simple to said property.

#239336

Also being the same property conveyed to Regina Dobbins upon the death of John Henry Batey pursuant to the Last Will and Testament of John Henry Batey dated February 7, 1968, of record in Will Book 114, Page 576 in the offices of the Probate Court Clerk for the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This is unimproved property known as Map 119-02-0, Parcel 008.00, Oglesby Avenue, Nashville, Davidson County, Tennessee.

The legal description stated above has been taken from the prior Warranty Deed of record conveying title to said property to John Henry Batey and Mary Chesney and upon information provided by Grantor herein. The draftsman assumes no liability as to the accuracy thereof.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its heirs, successors, and assigns, forever. Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for:

1. Taxes for 2002; A lien, but not yet due and payable;

2. All matters shown of record in the office of the Register of Deeds for Davidson County, Tennessee, if any;

3. Restrictive covenants contained in an instrument of record, if any, in the Register's Office for Davidson County, Tennessee; and

4. All subdivision restrictions, building lines, and easements of record.

Grantor does further covenant and bind herself, her assigns, successors, and representatives, to warrant and forever defend the title to the said land to Grantee, its heirs, successors, and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunto set her hand as of this 24th day of October, 2002.

Regina Dobbins, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 24th day of October, 2002, before me personally appeared Regina Dobbins to be known to be the person herein described and who deposes and says that the statements in the foregoing document are true to the best of her knowledge, except as to matters therein stated to be on information and belief, and these matters she believes to be true.

WITNESS MY HAND, at office, this 24th day of October, 2002.

Notary Public
My Commission Expires: 11/26/05

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $5,000.

FIRST FLEET SERVICES, LLC, Grantee

By: _____
Frank G. Porter, Chief Manager

Sworn and subscribed to before me this 24th day of October, 2002.

My Commission Expires: 11/26/05

Notary Public