This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 105-3
PARCEL: 249.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Kenneth Bakari
P.O. Box 190707
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 10/25/02 10:56 2pgs
Fees:13.00 Taxes:82.51
20021025-0130876

WARRANTY DEED

THIS INDENTURE, made this 25th day of October, 2002 between

Mary Frances Dandridge and Sandra Mathias and Jacqueline P. Dennis and Michelle Yvonne Dennis

hereinafter referred to as **Grantor**, and

Kenneth M. Bakari

hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Certain real estate in Davidson County, Tennessee, as follows:

Being parts of Lots Nos. 21 and 22 on the plan of John Nelson's Addition, as of record in Book 2, Page 182, Register's Office for said County, described as follows:

Beginning on the westerly margin of Second Avenue South, formerly Market Street at the northeast corner of property conveyed to Mrs. Clara Spiegel by deed from Robert W. Langrum, Trustee, et al, of record in Book 1110, page 3, said Register's Office; thence with Spiegel's northerly line westwardly 130 feet to the easterly margin of an alley; thence with said alley northwardly 39 feet; thence eastwardly 130 feet, more or less, to the westerly margin of Second Avenue South; thence with said Avenue southwardly 39 feet to the beginning.

Being the same property conveyed to Euphenia Dennis for life, then at her death to Mary Frances Dandridge for life, with remainder to Sarah Mathias a/k/a Sandra Mathias and Wesley Lewis Dennis, Jr. by Will of Florentia S. Jones of record in the Probate Court for Davidson County, Tennessee, Docket Number 75770, Will Book 141, Page 546. The said Euphenia Dennis now being deceased. The said Wesley Lewis Dennis, Jr. now being deceased, leaving Jacqueline P. Dennis, Michelle Y. Dennis and Sharon E. Dennis as his only heirs at law. Sharon E. Dennis having executed a Quitclaim Deed conveying here interest to Jacqueline P. Dennis of record in Instrument Number 20021025013087.3

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

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

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2002 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Mary Frances Dandridge by Sandra S. Mathias, Attorney in Fact
Mary Frances Dandridge by Sandra Mathias, Attorney in Fact

Sandra S. Mathias
Sandra Mathias

Jacqueline P. Dennis
Jacqueline P. Dennis

Michelle Yvonne Dennis by Jacqueline P. Dennis
Michelle Yvonne Dennis by Jacqueline P. Dennis, Attorney in Fact

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

PERSONALLY
~~Personally~~ appeared before me, the undersigned, a Notary Public in and for said County and State, Sandra Mathias the within named 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 at office this 24th day of October, 2002.

E. RAUL HERNANDEZ
COMM. # 1202681
NOTARY PUBLIC, CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Nov. 21, 2002

E. Raul Hernandez
Notary E. RAUL HERNANDEZ

My Commission Expires: 11-21-2002

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

On this 24th day of October, 2002, before me personally appeared Sandra Mathias ~~to me known~~ (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Mary Frances Dandridge acknowledged that such person executed the same as the free act and deed of Mary Frances Dandridge.

E. Raul Hernandez
Notary Public E. RAUL HERNANDEZ

My Commission Expires: 11-21-2002

E. RAUL HERNANDEZ
COMM. # 1202681
NOTARY PUBLIC, CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Nov. 21, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jacqueline P. Dennis, the within named 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 at office this 23rd day of October, 2002.

Notary

My Commission Expires: 11/30/2002

PERRY DAVIS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

STATE OF Tennessee
County of Davidson

On this 23 day of October, 2002, before me personally appeared Jacqueline P. Dennis to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Michelle Yvonne Dennis acknowledged that such person executed the same as the free act and deed of Michelle Yvonne Dennis.

Notary Public

My Commission Expires: 11/30/2002

PERRY DAVIS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $22,300.00.

Karen Heavener
Affiant

Sworn to and subscribed before me, this 23rd day of October, 2002.

Notary Public

My Commission Expires: 11/30/2002

PERRY DAVIS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE