Davidson County DEEDWARR
Recvd: 12/11/02 14:24 3pgs
Fees:18.00 Taxes:85.10
20021211-0152971

This instrument prepared by:
Dodson, Parker, Dinkins & Behm, P.C.
Suite 400, 306 Gay Street
Nashville, TN 37201
(615) 254-2291

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Wendy J. Williams, etal.	Same	92-3-4
1816 Morena Streeet		008
Nashville, Tennessee 37208		5W-01415

FOR AND IN CONSIDERATION of the sum of Twenty-Three Thousand and NO/100 ($23,000.00) Dollars, and other good and valuable consideration, Richard H. Dinkins has this day bargained and sold and do hereby transfer and convey unto Wendy J. Williams and Avon N. Williams, III, their successors, heirs and assigns, his ten percent (10%) undivided right, title and interest in certain real estate in Davidson County, Tennessee, as conveyed to him by Quitclaim Deed of record in Book 8066, Page 510, Register's Office for Davidson County, Tennessee, which real estate is more described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 26, on the Original Plan of the Town of Nashville, not of record.

Said part of said lot beginning on the westerly side of Second Avenue, North, formerly Market Street, 30 feet northerly from the northerly margin of Church Street, running thence northerly with the westerly margin of said Second Avenue, North 30 feet to the southeast corner of the part of said lot formerly owned by John Beaty and afterwards by J. P. McFarland; thence westerly 105 feet, more or less, to the easterly margin of an alley; thence southerly with the easterly margin of said alley 30 feet and thence eastwardly 105 feet, more or less, to the beginning.

Being the same ten percent (10%) undivided right, title and interest in certain real estate in Davidson County, Tennessee, as conveyed to Richard H. Dinkins from Avon N. Williams, Jr., and wife, Joan M. Williams, by Quitclaim Deed of record in Book 8066, Page 510, Register's Office for Davidson County, Tennessee, which real property was transferred to Avon N. Williams, Jr., and wife, Joan M. Williams, from Richard H. Dinkins, Trustee, by Quitclaim Deed of record in Book 7512, Page 802, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $23,000.

Chuck B Kearns III

Affiant

Subscribed and sworn to before me
this the 17th day of November, 2002.

Notary Public

My Commission Expires: 9/24/05

This is improved property, known as 203 Second Avenue, North, Nashville, Davidson County, Tennessee.

This conveyance is subject to a Permanent Easement for Party Wall Construction and Temporary Easement and Right of Entry for Construction Purposes of record in Book 5746, Page 480, Register's Office of Davidson County, Tennessee; Commercial Loan Deed of Trust, Assignment of Rents and Security Agreement of record in Book 6573, Page 630, Register's Office of Davidson County, Tennessee; Assignment of Commercial Loan Deed of Trust, Assignment of Rents and Security Agreement of record in Instrument Number 20020419-0048866 Register's Office of Davidson County, Tennessee; Assignment of Commercial Loan Deed of Trust, Assignment of Rents and Security Agreement of record in Instrument Number 20020419-0048867 Register's Office of Davidson County, Tennessee; Deed of Trust of record in Book 9946, Page 797 Register's Office of Davidson County, Tennessee; Deed of Trust of record in Book 11451, Page 159 Register's Office of Davidson County, Tennessee; to unpaid property taxes; to any and all existing easements and restrictions of record; and to any and all zoning regulations, building restrictions, and applicable laws and ordinances.

TO HAVE AND TO HOLD said ten percent undivided interest, with the appurtenances, estate, title and interest belonging to the said Wendy J. Williams and Avon N. Williams, III, their successors, heirs and assigns, forever. Grantor covenants that he is lawfully seized and possessed of said ten percent undivided interest in fee simple, has a good right to convey it, and that the same is unencumbered. Grantor further covenants and binds his heirs and representatives to warrant and forever defend the title to said ten percent undivided interest to Wendy J. Williams and Avon N. Williams, III their successors, heirs and assigns against the lawful claims of all persons.

Charlotte Dinkins, as the wife of Richard H. Dinkins, having no ownership in the property conveyed, joins in this deed for the purpose of conveying and releasing her marital rights, if any, in the property conveyed.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FORM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 17th day of November, 2002.

Richard H. Dinkins

Charlotte Dinkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard H. Dinkins and wife, Charlotte Dinkins, the within named Grantors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 17th day of November, 2002.

NOTARY PUBLIC

My Commission Expires: 9-24-05