Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/03 12:22 2pgs
Fees:13.00 Taxes:1178.45

20030103-0001201

B-VR-02-1814

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,500.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF December, 2002.

NOTARY PUBLIC Notary Public
AT

MY COMMISSION EXPIRES: 7-25-06

(AFFIX SEAL)

DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Frank J. Haraf, Jr.	AmSouth Bank	Map 104-16
1814 Beechwood Avenue (ADDRESS)	(NAME) 2050 Parkway Office Circle	Parcel 226
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	(ADDRESS) Birmingham, AL 35244 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we EDDIE SHANE HICKS AND WIFE, DANA M. HICKS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto FRANK J. HARAF, JR. AND EMILY R. PITTS,BOTH UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 213, on the Plan of Belmont Land Company's Plan called Belmont Heights, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said Lot No. 213 fronts 100 feet on the northerly side of Beechwood Avenue and runs back between lines, 189.3 feet on the easterly line and 188.7 feet on the westerly line to an alley on which it measures 100 feet.

Being the same property conveyed to Eddie Shane Hicks and wife, Dana M. Hicks by deed from Sandra Lee Gilliam, unmarried, of record in Book 9532, page 71, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1814 Beechwood Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of December, 2002.

Eddie Shane Hicks

Dana M. Hicks

STATE OF Tennessee
COUNTY OF Davidson

I, Laura Shoun, a Notary Public of the County and State first above written, do hereby certify that Eddie Shane Hicks and wife, Dana M. Hicks personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of December, 2002.

Notary Public

My Commission Expires: 5/30/04

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903