THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Vera E. Stone 1251 Second Ave., So. Nashville, TN 37210-4109	Same	105-03-0-267.00

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Rhonda A. Martocci, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Vera E. Stone and husband, Lee W. Stone, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 28 on the Plan of Nelson's Addition to South Nashville, as of record in Plat Book 2, page 182, in the Chancery Court for said County in Nashville, Tennessee, described as follows:
>
> Beginning on the westerly margin of Second Avenue South, formerly Market Street, 50 feet southerly from the line between Lots No. 27 and 28; thence with the westerly margin of said Avenue, southerly 50 feet; thence at right angles westerly 135 feet, more or less, to the easterly margin of an alley; thence with said alley, northerly 50 feet; thence easterly 135 feet, more or less, to the beginning.
>
> Being the same property conveyed to Rhonda A. Martocci by deed from F. B. Murphy, Jr., Trustee, of record as Instrument No. 20030102-0000339, said Register's Office.

This is improved property known as 1251 Second Avenue, South, Nashville, Tennessee 37210-4109.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with Grantees 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 as otherwise set out herein; Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claim of all persons whomsoever.

WITNESS my hand this 13th day of January, 2003.

Davidson County DEEDWARR
Recvd: 01/17/03 10:19 2pgs
Fees:13.00 Taxes:229.40
20030117-0007465

RHONDA A. MARTOCCI

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rhonda A. Martocci, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 13th day of January, 2003.

NOTARY PUBLIC

My Commission Expires: DENNIS R. SPAIN NOTARY PUBLIC WILLIAMSON CO. TENNESSEE MY COMMISSION EXPIRES AT LARGE AUG 25, 2005

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $62,000.00.

AFFIANT

Subscribed and sworn to before me this 13th day of January, 2003.

NOTARY PUBLIC

My Commission Expires: DENNIS R. SPAIN NOTARY PUBLIC WILLIAMSON CO. TENNESSEE MY COMMISSION EXPIRES AT LARGE AUG 25, 2005