RETURN TO:

Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214
1369

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $16,500.00.

Subscribed and sworn to before me, this 28th day of January, 2003.

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires:

Affiant

Notary Public

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
ANTONIO V. BOOKER MAP & PARCEL NO. 071-09-0/126.00	SAME Davidson County DEEDWARR Recvd: 02/03/03 15:58 2pgs Fees:13.00 Taxes:61.05 20030203-0014859

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ANDREW B. BOND, an unmarried man,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

ANTONIO V. BOOKER, an unmarried man,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Tract 1: Land in the 12th Civil District of Davidson County Tennessee, being Tract 2, as shown on a survey by Parrish Engineers, Inc., May 27, 1966, as follows:

Beginning at a point in the southerly margin of Haynes Street at the common corner of Tracts 1 and 2, said point being 67 feet northwest of the intersection of Haynes Street with Seminary Street; thence a long the dividing line between said two tracts, south 60 degrees 40' West 148.7 feet, to the margin of Haynes Meade Subdivision, Section II; thence with the margin of said Subdividion, North 28 degrees 42' West 50.15 feet to a point; the common rear corner of Tract 2 and 3; thence with the common dividing line of said two tracts, North 60 degrees 40' East 140.6 feet to the margin of Haynes Street; thence with the margin of said Street, South 28 degress 27' East 50 feet to the point of beginning.

Tract 2; Land in the 12th Civil District of Davidson County, Tennessee, being Tract 3, as shown on a survey by Parrish Engineers, Inc., May 27, 1966, as follows:

Beginning at a point in the southerly margin of Haynes Street at the common corner of Tracts 2 and 3, said point being 117 feet northwest of the intersection of Haynes Street with Seminary Street; thence with the dividing line between said two tracts, South 60 degrees 40' West 148.6 feet, to the margin of Haynes Meade Subdivision, Section II; thence with the margin of said

Subdivision, North 26 degrees 42' West 50.15 feet to a point; thence North 60 degrees 40' East 148.9 feet to the margin of Haynes Street; thence with the margin of said Street, South 28 degrees 27' East 50 feet to the point of beginning.

Tract 3: Land in the 12th Civil District of Davidson County, Tennessee, being Tract 4, as shown on a survey by Parrish Engineers, Inc., May 27, 1966, as follows:

Beginning at a point in the southerly margin of Haynes Street at the common corner of Tracts 3 and 4, said point of being 167 feet northwest of the intersection of Haynes Street with Seminary Street; thence with the dividing line between said two tracts, South 60 degrees 40' West 149.3 feet, to the margin of Haynes Meade Subdivision, Sections II; thence with the margin of said Subdivision, North 28 degrees 42' West 50.15 feet to a point; thence North 60 degrees 40' East 149.3 feet to the margin of Haynes Street; thence with the margin of said Street, South 28 degrees 28' East 50 feet to the beginning.

Being the same property conveyed to Andrew B. Bonds, an unmarried man by Warranty Deed from Ewing O. Harper, Jr., and wife Lillian G. Harper, dated August 28, 1968, and filed of record on September 23, 1968, in Book 4271, page 45, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2003, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); AND (B) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS UNIMPROVED PROPERTY KNOWN AS: TRACTS 2, 3 AND 4 HAYNES STREET, NASHVILLE, TENNESSEE

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 HAND THIS 28TH DAY OF JANUARY, 2003.

Andrew B Bond

ANDREW B. BOND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of January 2003, before me personally appeared Andrew B. Bond, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires:

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Notary Public

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WARRANTY DEED

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