PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 02/07/03 15:50 2pgs
Fees:13.00 Taxes:349.65
20030207-0017599

W & I Ref:(ST) Title No: 44233
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kye Fleming 608 S. 17th Street Nashville, Tennessee 37206	SAME

TAX MAP-PARCEL NUMBERS: 094-02-026

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$94,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lesli G. Jacobs**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kye Fleming** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the southerly 60 feet of Lots No. 262 and 264 on the plan of Edgefield Land Company's First Subdivision, as of record in book 57, Page 130, Register's Office for said County.

Said part of Lots Nos. 262 and 263 fronts 60 feet on the westerly side of South 17th Street and runs back between parallel lines, with the northerly margin of East Side Avenue, 100 feet to the easterly line of Lot No. 264..

Being the same property conveyed to Lesli G. Jacobs by deed from Scott E. Valentine, Jr., unmarried of record in Book 11712, Page 210, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Plat Book 57 Page 130, said Register's Office.

This is improved property, known as: 608 S 17th Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of February, 2003.

Lesli G. Jacobs

State of TENNESSEE

County of DAVIDSON

On this 6th day of February, 2003 , before me the undersigned authority, personally appeared Lesli G. Jacobs , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $94,500.00

Affiant

Sworn and subscribed before me this the 6th day of February, 2003

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003