Address New Owners:
Ricci A. Hall
4727 Drakes Branch Rd
Nashville, TN 37218

Map Parcel No:
82-3-70

Send Tax Bills to:
Same

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Nancy Ryans

hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey all our interest unto

Ricci A. Hall

hereinafter called the grantees, their heirs and assigns, the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 73, on the Plan of Sharpe & Harris' Second Addition as of record in Book 161, page 53 Register's Office for Davidson County., Tennessee.

Said Lot No. 73 fronts 53 feet on the easterly side of Joseph St and runs back 145 feet between parallel lines to an alley.

Being the same property conveyed to Nancy Ryans from Chan McCullough, Trustee by deed of record instrument #20030121-0008039, Register's Office for Davidson County., Tennessee.

This is improved property known as: **121 Cleveland St, Nashville, TN**

TO HAVE AND TO HOLD the said tract or parcel of land with 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 property 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 property to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 our hands this 1st day of February, 2003.

Nancy Ryans

Davidson County DEEDWARR
Recvd: 02/21/03 10:25 2pgs
Fees:13.00 Taxes:151.70

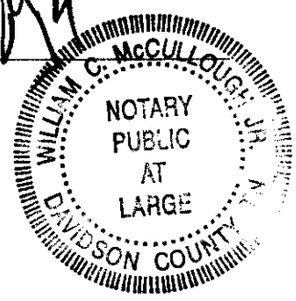
20030221-0023068

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Ryans, the bargainor(s), 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 purpose therein contained.

Witness my hand and official seal at Nashville, 'Tennessee, this 20th day of February 2003.

Commission expires 1/29/05 Notary Public _____



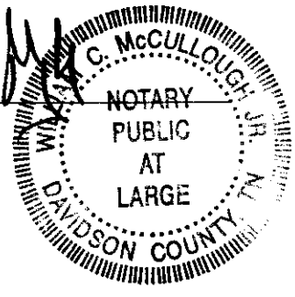
STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $41,000.00.

Nancy Ryans
AFFIANT

Subscribed and sworn to me this 20th day of February, 2003.

Commission expires 1/29/05 Notary Public _____



This instrument prepared by:
Araminta Williams
700 Craighead St., Suite 103
Nashville, TN 37204