(2)

WARRANTY DEED

B-DYR-03-4601

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,990.00

Affiant

Subscribed and sworn to before me this 17th DAY OF February 2003.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public

MY COMMISSION EXPIRES: 3/04

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
Margaret R. Bass	New Owner (NAME)	
4601 Dakota Avenue		91-16-147.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209		
(CITY) (STATE) (ZIP)	(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 ALICE FOSTER BYRON, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARGARET R. BASS, 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:

Being Lot No. 504 and the westerly 35 feet of Lot No. 502 of Block No. 25 on the Plan of Charlotte Park Company's First Addition, as of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 504 and the westerly part of Lot No. 502 front together 85 feet on the southerly side of Dakota Avenue, formerly Fourth Avenue, and run back between parallel lines, with the westerly margin of 46th, Avenue North, formerly Fifth Street, as widened, 150 feet to an alley.

Being the same property conveyed to James Baxter Byron and wife, Alice Foster Byron by Deed from R.I. Wrather and wife, Aubrey Hayes Wrather of record in Book 1509, Page 521, Register's Office for Davidson County, Tennessee, dated July 19, 1947, filed July 21, 1947.Said James Baxtor Byron having since died.

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

Davidson County DEEDWARR
Recvd: 02/26/03 11:00 2pgs
Fees:13.00 Taxes:565.73
20030226-0025440

unimproved ( )
This is improved (X) property, known as 4601 Dakota Avenue, Nashville, Tennessee 37209
(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 17th day of February, 2003.

Alice Foster Byron by James Byron attorney in fact

Alice Foster Byron by James Byron, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of February, 2003, before me personally appeared James Byron to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Alice Foster Byron and who acknowledged that she executed the same as her free act and deed by virtue of that Power of Attorney, recorded concurrently herewith in Instrument No. * Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 17th day of February, 2003.

* 20030226-0025439

NOTARY PUBLIC

My Commission Expires: 5/30/04

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903