Davidson County DEEDWARR
Recvd: 02/27/03 10:31 3pgs
Fees:18.00 Taxes:429.20
20030227-0026036

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

South Street Equities, Inc.	New Owner	Map 103-01
909 18th Ave South		Parcel 55 & 56
Nashville, TN 37212		11367 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Donna Thurman** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **South Street Equities, Inc., a Tennessee Corporation** (The "Grantee"), its successors and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

TRACT I

Land in the 8th Civil District of said County, as described as follows: Beginning at the northwest corner of the property conveyed to W. H. Estes and wife, Vandie W. Estes, by deed from John B. Cowden, of record in Book 2158, page 106, Register's Office for said County; thence with said Estes' western boundary line, south 8 degrees east 50 feet; thence south 76 degrees 50' west 90 feet; thence north 8 degrees west 50 feet; thence north 76 degrees 50' east to the beginning.

This is improved property commonly known as 321 Balmy Avenue, Nashville, Tennessee 37209.

TRACT II
A certain parcel of land located in Davidson County, Tennessee and more particularly described as follows:

Beginning on a stone in the West boundary line of Cowan Avenue 129.5 feet North of the corner of Cowan Avenue and John B. Street and running N 2degrees 30' W 25 feet with this boundary to a stone; thence S 76 degrees 50' W 85 feet to a stone; thence S 2 degrees 30' E 25

feet to a stone; thence N 76 degrees 50' E 81 feet to the beginning, being the North half of Lot No. 14 in Section VII, of the Cowden Sub-Division.

This is improved property commonly known as 319 Balmy Avenue, Nashville, Tennessee 37209.

Being the same property conveyed to Donna Thurman, by deed of record in Instrument Number 200201030001195, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Driveway easement of record in Book 5448, page 632, and Book 5538, page 407, said Register's Office for said county.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $116,000.00.

Affiant

Subscribed and sworn to before me this 14th day of February, 2003.

Notary Public

My Commission Expires: 05/28/03

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered

except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 14th day of February, 2003.

Donna Thurman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Donna Thurman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of **February, 2003**.

NOTARY PUBLIC AT LARGE
COUNTY

Notary Public

My Commission Expires: 05/28/03