Prepared by & After Recording Return To:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Henderson ville, TN 37075
File No. 03-0502-60704

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 57,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of March, 2003.

Notary Public: Angela A. Ramsey
My commission expires: 05/28/06

Address of New Owner:	Send Tax Bills to:	Tax Information
Shawn Hinton 1009 W. Eastland Avenue Nashville, TN 37206	Professional Mortgage Group, Inc. 1535 West Northfield Blvd, Suite 1 Murfreesboro, TN 37129	083-05-0 108.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles R. Gregory and R. L. Gregory, Jr. and Ernest A. Gregory, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Shawn Hinton, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 28, Block "E", on the Plan of Eastwood Addition, of record in Plat Book 332, Page 63, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Roy Leon Gregory by deed from Foster M. Gregory, dated December 4, 1968, of record in Book 4396, Page 923, Register's Office for Davidson County, Tennessee. Roy Leon Gregory died intestate April 12, 1990, leaving as his heirs Charles R. Gregory, R. L. Gregory, Jr. and Ernest A. Gregory. By QuitClaim Deed of record in Instrument No. 20020520-0061019 Ethel Mae Gregory conveyed any marital interest in said property to Charles R. Gregory, R.L. Gregory, Jr. and Ernest A. Gregory.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1009 W. Eastland Avenue, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 03/13/03 13:35 2pgs
Fees:13.00 Taxes:210.90
20030313-0034023

WITNESS my hand this 11th day of March, 2003.

Charles R. Gregory

R.L. Gregory, Jr.

Ernest A. Gregory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles R. Gregory, R.L. Gregory, Jr., and Ernest A. Gregory, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Goodlettsville, Tennessee, this 11th day of March, 2003.

Notary Public: Angela A. Ramsey

My Commission expires 05/28/06

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006