RECORD & RETURN TO:
First Title and Escrow Company, Inc.
BOX 9B
#20250

Davidson County DEEDWARR
Recvd: 03/27/03 15:10 2pgs
Fees:13.00 Taxes:610.50
20030327-0040449

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $165,000.00

Rachel Putman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF March, 2003.

Christina M. Read
NOTARY PUBLIC

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
MUDTER, MORGAN AND PATTERSON
2000 Richard Jones Road, Suite 110
Nashville, TN 37215
Tele: 615-383-0711 Fax: 615-383-2605
Our File #20250

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jonathan Wade Rick 165 Kenner Avenue Nashville, TN	Suntrust Mortgage, Inc. 201 Fourth Avenu North 7th floor Nashville, TN 37219	116.04-022.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jane Mason Krueger, Trustee of the Alice Overton Mason Revocable Trust dated, August 22, 1994, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jonathan Wade Rick, Unmarried, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly half of Lot No. 65 on the Plan of the Kenner Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for said County, as follows:

Said part of Lot No. 65 fronts 50 feet on the westerly side of Kenner Avenue, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to B.G. Mason, Jr. and wife, Alice O. Mason by deed from Carlton C. Snyder and wife, Grace B. Snyder of record in Book 2535, page 589, said Register's Office. The said B. G. Mason, Jr. having since died. The said Alice O. Mason having subsequently died and devising said property to Jane Mason Krueger, Trustee of the Alice Overton Mason Revocable Trust dated, August 22, 1994.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. All matters appearing on the Plan of record in Plat Book 421, page 100, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 165 Kenner Avenue, Nashville, TN .

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands this 14 day of MARCH, 2003.

Jane Mason Krueger, Trustee

Jane Mason Krueger, Trustee

STATE OF Tennessee, COUNTY OF Davidson SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jane Mason Krueger, Trustee, with whom I am personally acquainted and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of March, 2003.

Notary Public

My Commission Expires:

(SEAL)

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE