Davidson County DEEDWARR
Recvd: 03/28/03 09:59 3pgs
Fees:18.00 Taxes:307.10
20030328-0040697

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

University Heights Realty, Inc.	New Owner	Map105-11-0
4025 Crestridge Drive		Parcel 038.00
Nashville, TN 37204		26b 11404

This instrument prepared by : Belle Meade Title & Escrow Company, 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, **James Roberts, a married person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **University Heights Realty, 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plat of Rains Heights, as of record in Book 2663, page 85, Register's Office for said County.

Being the same property conveyed to James Roberts by Special Warranty Deed of record as Instrument Number 200301030001329, said Register's Office.

The above described real estate is improved and is not or ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

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. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5452, page 47, said Register's Office.
3. Plan of record in Book 2663, page 85, said Register's Office.
4. Restrictive Covenants contained in instrument of record in Book 2745, page 264, said Register's Office.

This is improved property commonly known as 444 Wingrove Street, Nashville, Tennessee 37203.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

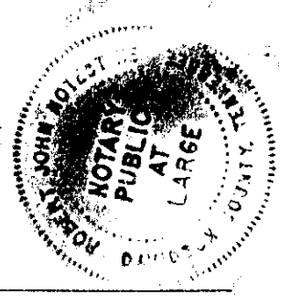
The actual consideration or value, whichever is greater for this transfer is $83,000.00.

Affiant

Subscribed and sworn to before me this 26th day of March, 2003.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005



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; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his 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 26th day of March, 2003.

James Roberts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Roberts**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of **March**, 20[illegible].

Notary Public

My Commission Expires:_____

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005

NOTARY PUBLIC AT LARGE