BOX 15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

Cynthia Bushar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 2003

NOTARY PUBLIC AT LARGE
Notary Public

MY COMMISSION EXPIRES: April 23, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia S. Bushar (NAME)	Century 21 Mortgage (NAME)	60-16
2737 Jones Ave. (ADDRESS)	3000 Leadenhall Road (ADDRESS)	#151.00
Nashville, TN 37072 (CITY) (STATE) (ZIP)	Mount Laurel, NJ 08054 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Anna Ruth Rushing, unmarried

HEREINAFTER CALLED THE GRANTORS. HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cynthia S. Bushar and Michael J. Lemmer, both unmarried, as joint tenants with right of survivorship and not as tenants in common.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 the northerly 75 feet of Lot No. 6 on the Plan of Joywood Heights, Section 3, not of record described according to a survey made by W.W. Turner Company, Engineers, March 14, 1947, as follows:

Beginning on the westerly line of the Frank Alley property at a point 948 feet north of the northeast corner of the Plan of Joywood Heights, Section 2-A, as of record in Book 1424, page 20, Register's Office for said County. Said point being 75 feet north of the corner of Lots Nos. 5 and 6; thence with said alley's westerly line north 2 deg. 15 min. east 75 feet to the corner of Lots Nos. 5 and 7; thence with the line between said two lots north 83 deg. 15 min. east 587-1/2 feet, more or less to the beginning.

Being the same property conveyed to Anna Ruth Rushing by deed from Jessie Laymon Bandy, et vir Lewis N. Bandy, Sr. of record in Book 5356, page 511, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 04/02/03 14:18 2pgs
Fees:13.00 Taxes:258.63
20030402-0043646

unimproved ( )
This is improved (X) property, known as 2737 Jones Ave., Nashville, TN 37072
(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 hand this 31st day of March 2003

Anna Ruth Rushing
Anna Ruth Rushing

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 Anna Ruth Rushing, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2003.

Commission expires April 23, 2005

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public