STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $75,000.00.

AFFIANT

Sworn to and subscribed before me this 30th day of April, 2003.

NOTARY PUBLIC My commission expires:_____

J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 24, 2005

Map & Parcel No. 83-05-60.00

Address of New Owner:
Denice Evelyn Hicks
1021 Chicamauga Ave.
Nashville, TN 37206

Send Tax Notices To:
Same.

Davidson County DEEDWARR
Recvd: 05/02/03 10:33 2pgs
Fees:13.00 Taxes:277.50

20030502-0058774

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, LISA M. FERRIS, unmarried, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto DENICE EVELYN HICKS, an unmarried person, hereinafter referred to as Grantee, her heirs and assigns forever, all of her right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

See legal description, Attachment "A" hereto, made a part hereof.

This is un/improved property, known as 1021 Chicamauga Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Book 57, page 23, in the Register's Office for Davidson County, Tennessee; and to the 2003 Davidson County property taxes, which are being prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said LISA M. FERRIS has hereunto set her signature, on this, the 30th day of April, 2003.

LISA M. FERRIS

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 LISA M. FERRIS, 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 foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 30th day of April, 2003.

My commission expires: _____ NOTARY PUBLIC

J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 24, 2005

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

When Recorded Return to:

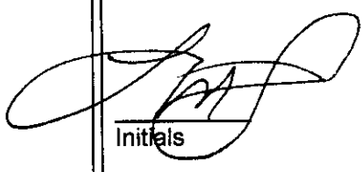
RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217

Attachment "A": Legal Description.
Warranty Deed
Lisa M. Ferris

Land in Davidson County, Tennessee, being part of Lot No. 59 on the Plan of Stratton and Seymour's Addition to Edgefield, now East Nashville, as of record in Book 57, page 23, Register's Office for said County, and a triangular strip of ground adjoining the easterly line of said lot, described together from a survey of Gaffron & Jeffers, dated October 10, 1980, as follows:

Beginning at a point on the northerly margin of Chicamauga Avenue 100 feet easterly from the southeast corner of Lot No. 58 on said Plan; thence with the northerly margin of Chicamauga Avenue eastwardly 50 feet to a point 50 feet westerly from the southwest corner of Lot No. 14 of Block "B" on the Plan of Eastwood Addition, as of record in Book 332, page 63, said Register's Office; thence, northwardly and parallel with the western boundary line of said Lot No. 14, 150 feet to a point on the southerly margin of an alley; thence with the southerly margin of said alley westwardly 50 feet to a point; thence, southerly and parallel with the eastern boundary line of said Lot No. 58, 150 feet to the beginning.

Being the same property conveyed to Lisa M. Ferris, unmarried, by Quitclaim Deed from Jeffrey Corle, unmarried, dated March 6, 2003, recorded March 7, 2003, of record in Instrument Number 200303070030390, Register's Office for Davidson County, Tennessee. ALSO acquired by instrument of record as Instrument Number 200202280025443, for said County.



Initials