Davidson County DEEDWARR
Recvd: 05/02/03 13:27 3pgs
Fees:18.00 Taxes:268.71
20030502-0058934

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

Tracey Falls	Washington Mutual Bank, FA	Map 071-11-0
304 Marshall Street	4301 Hillsboro Pike, Suite 328	Parcel 131.00
Nashville, TN 37207	Nashville, TN 37215	11460 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 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 A. Harper** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Tracey Falls** (The "Grantee"), her heirs 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 the easterly part of Lot No. 60 on the Plan of Trinity Heights Addition, of record in Plat Book 161, page 38, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 60 fronts 50 feet on the southerly margin of Marshall Avenue and runs back between parallel lines, 150 feet to an alley, whereon it measures 50 feet.

Being the same property conveyed to James A. Harper, by Warranty Deed from Frank Davenport, of record as Instrument No. 20020213-0019072, said Register's Office.

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.

This is improved property commonly known as 304 Marshall Street, Nashville, Tennessee 37207.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $72,625.00.

Affiant

Subscribed and sworn to before me this 30th day of April, 2003.

Notary Public

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

My Commission Expires:

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, her heirs 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; have 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, her heirs and assigns against the lawful claims of all persons whomsoever.

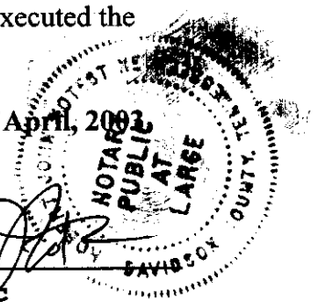
IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of April, 2003.

James A. Harper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James A. Harper, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of April, 2003.



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

Notary Public

My Commission Expires:_____