WARRANTY DEED

CHAD WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 26, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 2003

C Walters
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathy Ann Leslie, Trustee	**Kathy Leslie**	Map 82-5
(NAME)	(NAME)	
1621 & 1623 5th Avenue North	**209 10th Ave. South #308**	Parcels 41 & 42
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Nashville TN 37203**	
(CITY) (STATE) (ZIP)	(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, James Alonzo Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathy Ann Leslie, Trustee

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:

Being the south 7-1/7 feet of Lot No. 142 and the north 38-4/7 feet of Lot No. 144 on the Map of North Nashville Real Estate Company's Plan of Lots of record in Book 21, page 105, Register's Office for Davidson County, Tennessee.

Said parts of said Lots adjoin and front together 35-5/7 feet on the west side of 5th Avenue North and run back between parallel lines 182 feet, more or less, to an alley.

Being the same property conveyed to James Alonzo Taylor by deed dated 09-22-99, from Gloria Etta Taylor, filed for record on 09-23-99, in Book 11672, page 781, Register's Office for Davidson County, Tennessee.

Also Land in Davidson County, Tennessee, being the southerly 21-3/7 feet of Lot No. 144 and the northerly 14-2/7 feet of Lot No. 146 on the map of North Nashville Real Estate Company's Addition to Nashville, as of record in Book 21, page 105, Register's Office for said County.

Said parts of Lots Nos. 144 and 146 front together 35-5/7 feet on the westerly side of 5th Avenue North, formerly Summer Street, and runs back between lines 182 feet more or less, to an alley.

Being the same property conveyed to James Alonzo Taylor by deed dated 09-20-99, from Gloria Etta Taylor, filed for record on 09-20-99, in Book 11668, page 117, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) all applicable governmental and/or zoning regulations; (3) taxes that have pro-rated as of the date of closing and assumed by the Grantee herein; (5) matters appearing on the Plan of record in Plat Book 21, Page 105, R.O.D.C.T.

unimproved (X) This is improved ( ) property, known as 1621 & 1623 5th Avenue North, Nashville, TN 37208
(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 25th day of April 2003

James Alonzo Taylor
James Alonzo Taylor

Davidson County DEEDWARR
Recvd: 05/07/03 08:52 2pgs
Fees:13.00 Taxes:103.60

20030507-0060657

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 Alonzo Taylor

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of April, 2003.

Commission expires _____

Chad Waters
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

CHAD WATERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 26, 2005