THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 05/08/03 08:36 2pgs
Fees:13.00 Taxes:695.60
20030508-0061476

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Benjamin Sesar 1406 Franklin Avenue Nashville, Tennessee 37206	SAME	083-05-0-369.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Reynolds Properties & Renovations, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Benjamin Sesar, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being westerly 11.4 feet of Lot No. 2 and the easterly 37.2 feet of Lot No. 3 of Block No. 1 on the Corrected Plan of the subdivision of Blocks 1, 2 and 3 of the T.P. Weakley Home Place, as of record in Book 421, Page 50, Register's Office, Davidson County, Tennessee.

Said parts of Lot Nos. 2 and 3 front together 48.6 feet on the southerly side of Seymour, formerly Franklin Avenue, and run back between parallel lines 240 feet to an alley.

BEING the same property conveyed to the Grantor by deed of record in Instrument No. 20021231-0162577, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1406 Franklin Ave., Nashville, Tennessee 37206.

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his 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 assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 23rd day of April, 2003.

By:
Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Tim Reynolds, with whom I am personally acquainted, and who acknowledged that he/she is the Chief Manager of Reynolds Properties & Renovations, LLC, a Tennessee limited liability company, and that he/she as such, and with full power and authority so to do, executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 23rd day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 7/6/05

LELAND L. COLEMAN JR. NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $188,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 7/6/05

LELAND L. COLEMAN JR. NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.