Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

Return to:

Fearnley and Califf, PLLC
211 Donelson Pike, Ste. 2
Nashville, TN. 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $83,000.00

JOSHUA R. HOPKINS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Affiant

Subscribed and sworn to before me, this 1st day of April, 2003.

Notary Public
My commission expires: 7-30-06

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Geraldine Martin Fannie M. Holmes 1103 Argyle Avenue Nashville TN 37203	ABN AMRO Mtg. Group, Inc. 2600 W. Big Beaver Rd. Troy, MI 48084	105-05-0-253.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Eula P. Black, sole devisee under the will of Willie Mai Pullen, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Geraldine Martin and Fannie M. Holmes,* hereinafter called the Grantees, their successors 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 Lot No. 40 on the Plan of Bransford Realty Company's Resubdivision of the North Part of A. B. Hills Subdivision of the Plant Lands, Register's Office for said Davidson County, Tennessee. Said Lot No. 40 fronts 40 feet on the south side of Argyle, formerly Fairview Avenue and extends back southerly between parallel lines 145 feet, more or less, to an alley.

Being the same property conveyed to Willie Mai Jones by Installment Deed from Allen Dobson and wife, Martha Ballard Dobson dated November 14, 1939, recorded November 16, 1939 in Book 1097, Page 226, Register's Office for Davidson County, Tennessee. By deed of record in Book 2591, Page 501, Willie Mai Jones Pullen and husband, Alonzo Pullen, with a life estate in Pearl Jones Rand, were conveyed subject property by Willie Mai Jones by deed of record in Book 2591, Page 501, said Register's Office. Alonzo Pullen has since died. Pearl Jones Rand subsequently died. Willie Mai Jones Pullen, a widow, conveyed subject property to Willie Mai Jones Pullen and Eula Pearl Black as joint tenants with right of survivorship by quitclaim deed of record in Book 6446, Page 340, said Register's Office. Willie Mai Jones Pullen and Eula Pearl Black conveyed subject property to Willie Mai Jones Pullen by quitclaim deed of record in Book 6696, Page 597, said Register's Office. Willie Mai Pullen (a/k/a Willie Mai Jones Pullen) has since died testate leaving a will in the Probate Court for Davidson County, Tennessee, Docket No. 99P-1911, devising subject property to Eula P. Black as her sole devisee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1103 Argyle Avenue, Nashville, TN 37203

*as Tenants in Common

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 05/13/03 14:25 2pgs
Fees:13.00 Taxes:307.10
20030513-0064315

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 1st day of April, 2003.

Eula P. Black, devisee

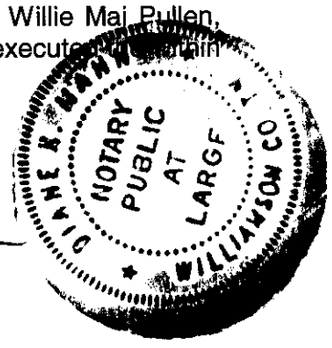
Eula P. Black, devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Eula P. Black, sole devisee under the will of Willie Maj Pullen, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 1st day of April, 2003.

Notary Public



My Commission expires 03/14/05