ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.	This instrument has been prepared by:
Treglown P. Warner		Map: 104-8	Joseph V. Ferrelli
4407 Hunt Place	(same)		104 Woodmont Blvd.,#115
Nashville, TN 37215		Parcel: 116	Nashville, TN 37205

State of Tennessee}
County of Davidson}

The actual consideration of value, whichever is greater for this transaction, is $275,000.00

Treglown P. Warner
Affiant

Sworn to and subscribed before me this 16TH day of MAY, 2003.

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004

Joseph V. Ferrelli
Notary Public

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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 **J. Mark Davis** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Treglown P. Warner** (The "Grantee"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being the easterly one-half of Lot No. 2 on the Plan of Edward C. Scruggs Subdivision of the Burch Orchard Tract, as of record in Book 57, page 114, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 50 feet on the southerly side of Belcourt Avenue, formerly Carlton Avenue, and runs back between parallel lines 138 feet to an alley.

Being the same property conveyed to J. Mark Davis, by Quitclaim Deed from J. Mark Davis, W. Terry Davis and Debbie Smith,being the remaining partners of Becky's Rentals, LLC, a Tennessee Limited Liability Company which had been administratively dissolved, of record in Instrument Number 20030520006867 2, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record at Book 57, page 114, said Register's Office.

Davidson County DEEDWARR
Recvd: 05/20/03 12:25 2pgs
Fees:13.00 Taxes:1017.50

20030520-0068673

PICK-UP

3. Any and all other matters of public record.

This is property commonly known as 2115 Belcourt Avenue, Nashville, TN 37212.

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, his 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; has 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 successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16TH day of May, 2003.

J. Mark Davis

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

On this 16TH day of MAY, 2003, before me personally appeared J. Mark Davis, to me known to the person who executed the foregoing instrument and acknowledged that he executed the same representing his free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 16TH day of MAY, 2003.

Notary Public

My Commission Expires:

JOSEPH V. FERRELLI
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004