THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20541**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $219,900.00 Affiant Subscribed and sworn to before me, this 23rd day of MAY, 2003. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: Mr. Martin K. Streetman 1920 19th Avenue, South Nashville, TN 37212	**Send Tax Bills To:** ABN AMRO Mortgage Group, Inc. P.O. Box 57068 Irvine, CA 92619-7068	**Tax Information:** MAP 104-12 PAR 192 FB 24W 02125

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DANIEL H. ASHMEAD AND SPOUSE, MARY CANDICE BURGER, A ½ UNDIVIDED INTEREST AND MARY CANDICE BURGER, MARGARET ANN NEAL AND NIXON BURGER, A ½ UNDIVIDED INTEREST ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MARTIN K. STREETMAN, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1920 19th Avenue, South, Nashville, Tennessee 37212.

Subject property has never been the marital residence of the Grantors MARGARET ANN NEAL AND NIXON BURGER.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of MAY, 2003.

DANIEL H. ASHMEAD

MARY CANDICE BURGER

MARGARET ANN NEAL

NIXON BURGER, BY: CANDICE ASHMEAD, ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

Candice Ashmead, Attorney in fact

Davidson County DEEDWARR
Recvd: 05/28/03 12:31 3pgs
Fees:18.00 Taxes:813.63
20030528-0071852

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DANIEL H. ASHMEAD AND SPOUSE, MARY CANDICE BURGER AND MARGARET ANN NEAL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of MAY, 2003.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 20, 2003

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CANDICE ASHMEAD, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for the said NIXON BURGER and is authorized by the said NIXON BURGER to execute this instrument on HIS behalf.

Witness my hand, at Office, this 23rd day of MAY, 2003.

My commission expires:
_____

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 20, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 75 feet of Lot 46 on the Plan of Christopher and Kirkman's Belmont Park Addition to Nashville, as of record in Plat Book 57, page 158, Register's Office for said County, described as follows:

Said part of said Lot No. 46 fronts 75 feet on the easterly side of 19th Avenue South, formerly Avondale Avenue, and runs back between parallel lines, 159 feet to an alley.

Being the same property conveyed to Daniel H. Ashmead and spouse, Mary Candice Burger, as tenants by the entireties, a one-half interest, and Ann A. Burger, a one-half interest by deed from Percy Wilkins, Jr., Trustee of record in Book 9402, page 485, said Register's Office. The said Ann A. Burger conveyed her interest in said property to Mary Candice Burger, Margaret Ann Neal and Nixon Burger by quitclaim deed of record in Instrument No. 20010425-0041039, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 57, page 158, said Register's Office.

Mary Candice Burger and Candice Ashmead are one and the same person.