File #200360200

CAROL M. CLARK NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

MY COMMISSION EXPIRES: JUNE 28, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1734 S. Rutherford Blvd., Suite 101, Murfreesboro, TN 37130

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia A. Hurt	Georgia Bank & Trust Co. of Augusta d/b/a GB&T Mor	Map: 83-1.01
(NAME) 2706 Eastland Avenue	(NAME) 1321 Murfreesboro Rd, Ste 701	Parcel:
(ADDRESS) Nashville TN 37206	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, GREGORY LEE DAVIS AND WIFE, DONNA DAVIS, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto PATRICIA A. HURT, married, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Described land in the 15th Civil District of Davidson County, Tennessee, being part of Lot No. 7 on the Re-Subdivision of Lots 5, 6, 7 and 8, Caruthers Subdivision, as of record in Book 161, Page 163, Register's Office for said county, described as follows:

BEGINNING at a point in the easterly margin of Eastland Avenue, the northwest corner of the subject tract and the southwest corner of a tract conveyed to Thurman Spiva, by deed from C.H. Greer and wife, of record in Book 2795, Page 225, said Register's Office; thence with Spiva's South line, South 78° 29' East 180 feet to a point in the West line of the property conveyed to James R. Knowles and wife, et al, of record in Book 3347, Page 552, said Register's Office; thence with Knowles line, South 20° 18' West 75 feet to Knowles southwest corner; thence North 78° 29' West 180.00 feet to a point in the easterly margin of Eastland Avenue; thence with said margin of said Avenue northeasterly 75 feet to the point of beginning.

Being the same property conveyed to Gregory Davis and wife, Donna Davis, by Warranty Deed of record in Book 8869, Page 768, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Unimproved ( )
This is improved (X) property, known as 2706 Eastland Avenue, Nashville, TN 37206
(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 GRANTEE, her heirs and assigns forever; and Grantors covenant with the said GRANTEE that they 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 13th day of June, 2003.

Gregory Lee Davis

Donna Davis

Davidson County DEEDWARR
Recvd: 06/20/03 12:04 2pgs
Fees:13.00 Taxes:469.90

20030620-0085627

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared Gregory *Lee Davis and wife, Donna Davis who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of June, 2003.

Carol M Clark

Notary Public

My Commission Expires: _____

(SEAL)

CAROL M. CLARK
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.

MY COMMISSION EXPIRES:
JUNE 28, 2004

Mail After Recording To:

Southern Title Services, LLC
1734 S. Rutherford Blvd., Suite 101
Murfreesboro, TN 37130