FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Chandra Bryson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June 20 03

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chandra Bryson (NAME)	NEW OWNER (NAME)	MAP 92-3
632 James Avenue (ADDRESS)	(ADDRESS)	PARCEL 214
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, 2207 Morena Family Land Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chandra Bryson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 the eastern 50 feet of the northern one-half of Lot No. 4 in the subdivision of Lot No. 4 of the Elizabeth Harding Trace, a plat of which is of record in Minute Book 25, Page 453, of the Chancery Court at Nashville, Tennessee.

Being the same property conveyed to 2207 Morena Family Land Trust by deed from Eugene Bass of record in Instrument 20030421-0051953, said Register's Office.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 25, Page 453, said Register's Office; (3) Property Standards Code Repair Inspection Letter of record in Instrument 20030304-0028264, said Register's Office; and (4) Notice of Vacated Property of record in Instrument 20030415-0049873, said Register's Office.

Davidson County DEEDWARR
Recvd: 06/23/03 10:49 2pgs
Fees:13.00 Taxes:74.00
20030623-0086125

unimproved ( )
This is improved (X) property, known as 2207 Morena Street, Nashville, TN 37208
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 19th day of June, 20 03

2207 Morena Family Land Trust
By: Dan Lain as trustee
Dan Lain, Trustee

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Dan Lain and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the Trustee and _____ respectively of the 2207 Morena Family Land Trust the within named bargainor, ~~and/corporation~~, and that he as such Trustee and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ trust, by the said Dan Lain as such Trustee, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 19th day of June 20 03 .

My commission expires January 29, 2005

Patricia Nicholls
Notary Public
Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE