SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

NOTARY PUBLIC LARGE WILLIAMSON COUNTY, TENN.

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of June, 2003.

Notary Public

My Commission Expires MAR. 27, 2005

My Commission Expires:_____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/08/03 11:29 2pgs
Fees:13.00 Taxes:499.50
20030708-0093587

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mary A. Davis
625 Boscobel Street
Nashville, Tennessee 37206

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map 82-16, Parcel 314

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rodney N. Davis** hereinafter referred to as Grantors, hereby transfers and conveys to **Mary A. Davis, an unmarried woman** hereinafter referred to as 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 Lot No. 18, on the Plan of Williams First Addition To Edgefield, of record in Plat Book 21, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Rodney N. Davis, a single man, by Warranty Deed from Willie Bond, a single man, of record in Instrument No. 200005110047553, Register's Office for Davidson County, Tennessee.

Being further conveyed to Rodney N. Davis by Quitclaim Deed from Terissa A. Davis, of record in Instrument No. 20021217-0155669, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

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.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 625 Boscobel Street, Nashville, Tennessee 37206.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 27th day of June, 2003.

Rodney N. Davis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rodney N. Davis, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of June, 2003.

Notary Public

My Commission Expires: _____

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR 27 2006