BOX #14A
G#16348-2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 2003

Notary Public

MY COMMISSION EXPIRES: 3/25/06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/09/03 13:51 3pgs
Fees:18.00 Taxes:425.50

20030709-0094791

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Stevenson, Trustee (NAME)	"New Owner" (NAME)	MAP 093-11-0
4124 Franklin Road (ADDRESS)	(ADDRESS)	PARCELS 227.00,
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	228.00 & 229.00 respectively

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, I, Rufus Jack Freeman, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John E. Stevenson, Trustee

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:

TRACT NO. 1:
LAND in Davidson County, Tennessee, being the West part of Lot Nos. 49, 50, and 51 on the Map of Lindsley Subdivision, as of record in Book 21, Page 25, Register's Office for Davidson County, Tennessee.

SAID part of said Lots front 55 feet on the South side of Lindsley Avenue and runs back between parallel lines 160 feet to a point.

BEING the same property conveyed to Rufus Jack Freeman and wife, Emily Summers Freeman, by Warranty Deed from H. D. Powell, Jr., and wife, Clara Hall Powell, of record in Book 4445, Page 397, Register's Office for Davidson County, Tennessee. And further conveyed to Rufus Jack Freeman by Quitclaim Deed from Emily S. Christy (Emily S. Christy being the same person as Emily Summers Freeman, having been divorced from the said Rufus Jack Freeman in Case No. 83D-1845, Fourth Circuit Court for Davidson County, Tennessee, by Final Decree entered October 7, 1983, in Book 132B, Page 1164), of record in Book 7188, Page 895, said Register's Office.

BEING improved property, known as 31 Lindsley Avenue, Nashville, TN 37210
MAP 093-11-0, PARCEL 227.00 (13W-03060)

CONTINUED

unimproved ( )
This is improved (X) property, known as 31, 33, and 35 Lindsley Avenue, Nashville, TN 37210
(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 8th day of July, 2003

Rufus Jack Freeman

Rufus Jack Freeman

LEGAL DESCRIPTION CONTINUATION

TRACT NO. 2:
LAND in Davidson County, Tennessee, being parts of Lot Nos. 49, 50, and 51 on the Map of Lindsley Plan of Lots, as of record in Book 21, Page 25, and also on Page 208 of Book 42, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at a point on the South margin of Lindsley Avenue, 55 feet East of the Southeast corner of said Avenue and University Street; thence, with the margin of the said Lindsley Avenue easterly 26 feet; thence, southerly at right angles to Lindsley Avenue, 160 feet to the margin of an alley; thence, with the margin of the same, westerly 26 feet to a point; thence, northerly 160 feet to the BEGINNING.

BEING the same property conveyed to Rufus J. Freeman and wife, Mary Emily Freeman, by Warranty Deed from James Estel Payne, Sr., and wife, Mary Alice Payne, of record in Book 4513, Page 79, Register's Office for Davidson County, Tennessee. The said Mary Emily Freeman having since conveyed her interest in the subject property to Rufus Jack Freeman by Quitclaim Deed dated June 27, 2003, of record in Instrument No. 20030630-0089953, said Register's Office.

BEING unimproved property, known as 33 Lindsley Avenue, Nashville, TN 37210
MAP 093-11-0, PARCEL 228.00 (13W-03055)

TRACT NO. 3:
LAND in Davidson County, Tennessee, being parts of Lot Nos. 49, 50, and 51 on the Map of Lindsley's Plan of Lots, as of record in Book 21, Page 25, Register's Office for Davidson County, Tennessee.

SAID parts of said Lots front 26 feet on the southerly side of Lindsley Avenue and runs back between parallel lines to and 81 feet East of University Street, 160 feet to an alley.

BEING the same property conveyed to Rufus Jack Freeman, by Warranty Deed from Culbert Construction Company, of record in Book 4958, Page 697, Register's Office for Davidson County, Tennessee.

BEING unimproved property, known as 35 Lindsley Avenue, Nashville, TN 37210
MAP 093-11-0, PARCEL 229.00 (13W-03050)

RUFUS Jack Freeman and Rufus J. Freeman being one and the same person.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rufus Jack Freeman, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 8th day of July, 2003.

Commission expires 4/10/05

Notary Public

JUDY L. COOK NOTARY WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Comm. Expires 04/10/05

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public