ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.	This instrument has been prepared by:
Richard E. Boensch		Map: 118-8	Joseph V. Ferrelli
2413 Eugenia Avenue	(same)		104 Woodmont Blvd.,#115
Nashville, TN 37211		Parcel: 78	Nashville, TN 37205

State of Tennessee}
County of Davidson}
The actual consideration of value, whichever is greater for this transaction, is $60,000.00

Affiant

Sworn to and subscribed before me this 10TH day of JULY, 2003.

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004

Notary Public

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Box 7A

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Robert W. Grace** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Richard E. Boensch** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 70 on the Map of Grandview Heights of record in Book 161, page 14 and 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 70 fronts 50 feet on the easterly side of Eugenia Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Robert W. Grace from Michael Robertson and Beverly Robertson, by deed of record in Instrument Number 20020115-0005935, said Register's Office.

Davidson County DEEDWARR
Recvd: 07/11/03 11:22 2pgs
Fees:13.00 Taxes:222.00
20030711-0096404

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record at Book 161, page 14 and 15, said Register's Office.
3. Any and all other matters of public record.

This is unimproved property commonly known as 2408 Eugenia Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate,

title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 10TH day of July, 2003.

Robert W. Grace

Robert W. Grace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert W. Grace, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged having executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10TH day of July, 2003.

Joseph V. Ferrelli

Notary Public

My Commission Expires:

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004