Box 7-A

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mark Davis, et al.		Map: 104-11
365 Broadmoor Drive	(same)	
Fayetteville, GA 30215		Parcel: 326
This instrument prepared by: Joseph V. Ferrelli, Attorney, from information furnished by client, at 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205		

Davidson County DEEDWARR
Recvd: 07/29/03 16:44 3pgs
Fees:18.00 Taxes:647.50

20030729-0106872

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, **I, Terry Davis** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, **Mark Davis, married, and Debbie Smith, married, as tenants in common and not as joint tenants with right of survivorship,** (The "Grantee(s)"), their heirs and assigns, a 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. 159 and the North 5 feet of Lot No. 103 on the Map of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, page 7, Register's Office for said County.

Said Lot No. 159 and part of Lot No. 103 fronts 55 feet on the westerly side of 24th Avenue South and runs back between parallel lines, 160 feet into an alley.

Being the same property conveyed to Terry Davis, Trustee, by Quit Claim Deed of Record in Book 7081, Page 957. The said Terry Davis, Trustee, held the property in trust with the Life Estate being held by Becky MacDavis, the said Becky MacDavis having died, and the remainder to said Terry Davis.

This conveyance is subject to:

1. Taxes for the year 2003 and subsequent years,

2. Plan of Record in Book Plat Book 421, page 7, Register's Office of Davidson County, Tennessee.

3. Any and all easements and rights-of-way as shown by map of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2041 24th Avenue South, Nashville, Tennessee 37212.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $175,000.00.

Mary D. Lyn
Affiant

Subscribed and sworn to before me this 28th day of July, 2003

Joseph V. Ferrelli
Notary Public

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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

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(s), their 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 heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29 day of July, 2003.

Terry Davis
Terry Davis

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

On this 28TH *day of* JULY, *2003, before me personally appeared Terry Davis, to me known to the person who executed the foregoing instrument and acknowledged that he executed the same representing his free act and deed.*

WITNESS my hand and official seal at Nashville, Tennessee, this 28TH *day of* JULY, *2003.*

*My Commission Expires:*_____

Notary Public

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