Davidson County DEEDWARR
Recvd: 07/31/03 15:40 2pgs
Fees:13.00 Taxes:609.02
20030731-0108935

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Jesse N. Bacon
1812 Forrest Avenue
Nashville, TN 37206

SEND TAX BILL:

CTX Mortgage Company, LLC
P. O. Box 199077
Dallas, TX 75219-9077

MORTGAGEE:
CTX Mortgage Company, LLC
P. O. Box 199077,
Dallas, TX 75219-9077

MAP AND PARCEL:
MAP 83-10,
PARCEL 284

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Opal Baker and Valerie Miles, both unmarried ("Grantor"), have bargained and sold, and by these presents does transfer and convey unto Jesse N. Bacon ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being all of Lot No. 65 and the easterly 7 1/2 feet of Lot No. 66 on the Plan of Lockeland the Chadwell Home Place, as shown by plat and survey of record in Plat Book 57, page 135, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Opal Baker by deed Kevin Abernathy and Christine Abernathy of record in Instrument No. 20010705-0071680, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Opal Baker and Valerie Miles, tenants in common with the right of survivorship, by Quitclaim Deed from Opal Baker, of record in Instrument No. 20010718-0076171, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1812 Forrest Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further

covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30 day of July, 2003.

Opal Baker by Buist Hardison, Attorney-In-Fact pursuant to Limited Power of Attorney recorded in Instrument No. 20030731-0108934, R.O.D.C., TN

Valerie Miles by Buist Hardison, Attorney-In-Fact pursuant to Limited Power of Attorney recorded in Instrument No. 20030731-0108933 R.O.D.C., TN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Buist Hardison, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of OPAL BAKER AND VALERIE MILES, BOTH UNMARRIED, and who acknowledged that he executed the same as the free act and deed of OPAL BAKER AND VALERIE MILES, BOTH UNMARRIED. Witness my hand and official seal this 30 day of July, 2003.

Notary Public

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

My Commission Expires: 7/21/07

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $164,600.00.

AFFIANT

Subscribed and sworn to before me this 30 day of July, 2003.

NOTARY PUBLIC

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

My Commission Expires: 7/21/07