PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys At Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref:(SK) Title No: 44893
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/01/03 11:54 2pgs
Fees:13.00 Taxes:1406.00
20030801-0109321

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Colleen E. Dowd 3728 Central Avenue Nashville, Tennessee 37205	Bank of America 830 North Central Avenue St. Petersburg, Florida 33701

TAX MAP-PARCEL NUMBERS: 104-09-024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$380,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Martha Weesner, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Colleen E. Dowd** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 226 and the easterly 5 feet of Lot No. 225 on the map of the Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, page 92, Register's Office for said County.

SAID Lot No. 226 and part of Lot No. 225 front together 55 feet on the northerly side of Central Avenue nd run back between parallel line 200 feet to an alley.

BEING the same property conveyed to Martha E. Weesner by deed from Richard Lynn Ray, unmarried and Stephen Eugene Ray unmarried of record in Document No. 20021010-0124381 Register's Office for Davidson County, Tennessee..

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 332 Page 92, said Register's Office.

This is improved property, known as: 3728 Central Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

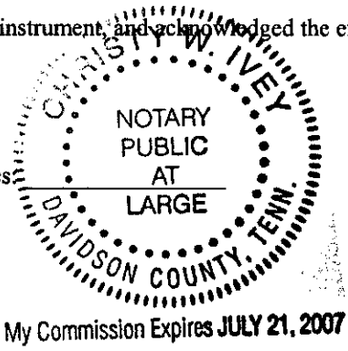
WITNESS THE EXECUTION HEREOF this 30th day of July, 2003.

Martha Weesner

State of TENNESSEE

County of DAVIDSON

On this 30th day of July, 2003 , before me the undersigned authority, personally appeared Martha Weesner , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



My Commission Expires: My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

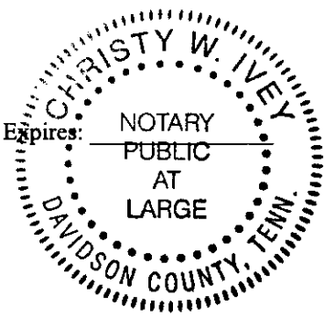
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $380,000.00

Affiant

Sworn and subscribed before me this the 30th day of July, 2003



My Commission Expires: My Commission Expires JULY 21, 2007

Notary Public