FILE BOX "7"

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42343

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/08/03 08:20 2pgs
Fees:13.00 Taxes:444.00

20030808-0113022

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2003

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Tant	S A M E	90-12-17
6611 Fleetwood Drive		
Nashville, TN, 37209		

FOR AND IN 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, I/WE,

Mark D. Flowers and Amanda L. Crist, as Joint Tenants with Rights of Survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles E. Tant

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lying and being a certain tract or parcel in Davidson County, State of Tennessee, and being more particularly described as follows:

Being Lot No. 129 on the Plan of Charlotte Park Subdivision, Section 2, as ofr ecord in Book 2663, Pates 22 and 23, Register's Office for Davidson County, Tennessee. Said Lot No. 129 fronts 70.0 feet on the Northwesterly side of Annex Avenue and extends back 149.1 feet on the Southwesterly line and 149.0 feet on the Northwesterly line to a line in the rear on which it measures 70.0 feet.

Being the same property conveyed to Mark D. Flowers and Amanda L. Crist, as joint tenants with right of survivorship, by deed from Margaret Lavender, also known as Mrs. Gilbert A. Lavender, of record in Instrument Number 20030421-0052401, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 531 Annex Avenue, Nashville, TN 37209

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/our hand(s) this 5th day of August, 2003

Mark D. Flowers

Amanda L. Crist

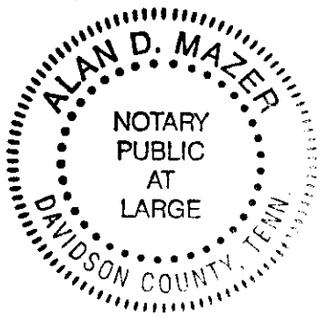
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Mark D. Flowers and Amanda L. Crist, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of August, 2003

Notary Public

My Commission Expires: 3/26/06



My Commission Expires MAR