THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 91,200.00

James K Hayes
Affiant

Subscribed and sworn to before me, this 20th day of August, 2003

Notary Public

My Commission Expires: 10-17-05

Davidson County DEEDWARR
Recvd: 08/22/03 09:39 3pgs
Fees:18.00 Taxes:337.44
20030822-0122061

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ANDREA HAYES 2800 Felicia Street Nashville, Tennessee 37209	Andrea Hayes 2400 Patterson Street #104 Nashville, TN 37203 ATTN: James Hayes	MAP 92-10 PARCELS 200, 201 and 202

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY ONE THOUSAND TWO HUNDRED AND NO/100-- ---------- ($ 91,200.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , WILLIE STALLWORTH, MARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto ANDREA HAYES, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

BEING the same property conveyed to Willie Stallworth by deed from Wilma J. Cathey of record as Instrument No. 20020131-0013988 in the Register's Office for Davidson County, Tennessee.

DOROTHY STALLWORTH, spouse of Willie Stallworth, joins in this conveyance to convey any interest she may have in subject property, particularly marital interest.

This is un-improved property known as 2800 Felicia Street, Nashville, Tennessee 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 GRANTEE___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he 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 follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Matthew Barrow Property of record in Book 1, page 68, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ himself___, _his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, _her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my_ hand___on this the __20th__ day of ____August____, 2003 .

Willie Stallworth
WILLIE STALLWORTH

Dorothy Stallworth
DOROTHY STALLWORTH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ___Willie Stallworth and Dorothy Stallworth___, the bargainor__s___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ___they_____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this __20th__day of ___August, 2003_____.

My Commission Expires: ___10/12/05_____

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and_____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT I:
(Property: 2800 Felicia Street)

BEING part of the Matthew Barrow Property in the old 13th Civil District of Davidson County, Tennessee, now in the 11th Ward of the City of Nashville, a plan of which is of record in Plan Book 1, page 68, Chancery Court at Nashville, being the easterly 50.0 feet front of Lot 29 on the Plan of T.M. Steger's 2nd Subdivision of Barrow Lands, not of record.

SAID part of Lot No. 29 fronts 50.0 feet on the northerly side of Felicia Avenue and runs back with the westerly margin of 28th Avenue, North, formerly Barrow, 150.0 feet, more or less, to an alley and measures 50 feet 9 inches on said alley, including but excluding therefrom the following triangular strip: BEGINNING at the northwest corner of Felicia Avenue and 28th Avenue, North, northwardly 25.0 feet; thence in the southwesterly direction diagonally across said lot, 56.0 feet, more or less, to the northerly margin of Felicia Avenue at a point 50.0 feet west of the westerly margin of 28th Avenue, North; thence with the northerly margin of Felicia Avenue, easterly 50.0 feet to the beginning.

INCLUDED in the above described property but EXCLUDED therefrom is the property conveyed to Metropolitan Government of Nashville and Davidson County by deed from Robert D. Sneed, unmarried, of record in Book 6379, page 832, Register's Office for Davidson County, Tennessee.

TRACT II:
(Property: 2808 Felicia Street

BEING Lot No. 30 and the westerly 10.0 feet of Lot 29 on the Map of T.M. Steger's Second Subdivision of the Barrow Lands, not of record, described as follows:

BEGINNING on the northerly margin of Felicia Avenue at a point 59 ½ feet west of the westerly margin of 28th Avenue, North; thence with the northerly margin of said Avenue, westwardly 60.0 feet to the corner of Lots Nos. 30 and 31; thence with the line between said two lots northwardly 150.0 feet to the southerly margin of an alley; thence with said alley eastwardly 60.0 feet to a point 60 ¼ feet west of the westerly margin of 28th Avenue, North; thence southwardly 150.0 feet to the beginning.

INCLUDED in the above described property but EXCLUDED therefrom is the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6420, page 407, Register's Office for Davidson County, Tennessee.

(Property: 2804 Felicia Street)

BEING Lot No. 31 on the Map of T.M. Steger's Subdivision of the Barrow Lands, not of record, described as follows:

BEGINNING on the northerly margin of Felicia Avenue at a point 119 ½ feet west of the westerly margin of 28th Avenue, North, said point being the corner of Lots Nos. 30 and 31; thence with the line between said two lots, northwardly 150.0 feet to the southerly margin of an alley; thence with said alley westwardly 50.0 feet to the corner of Lots Nos. 31 and 32; thence with the line between said two lots southwardly 150.0 feet to the northerly margin of Felicia Avenue; thence with said Avenue eastwardly 50.0 feet to the beginning.