THIS INSTRUMENT PREPARED BY:
Mudter Morgan & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

Return to:
File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 21494

Davidson County DEEDWARR
Recvd: 08/26/03 07:49 2pgs
Fees:13.00 Taxes:906.50

20030826-0123318

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $245,000.00.

Rebecca Sullivan Hendon
Affiant

Subscribed and sworn to before me, this 14th day of August, 2003.

Notary Public
My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN
My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Rebecca Sullivan Hendon 4806 Nevada Avenue Nashville, TN 37209	NEW OWNER	MAP 091-15 PAR 324.00 FB 25W00225

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, A. Neal Hinson and wife, Mary H. Hinson ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Rebecca Sullivan Hendon, unmarried and Deborah R. Sullivan, unmarried, as joint tenants with rights of survivorship ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4806 Nevada Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of August, 2003.

A. Neal Hinson

Mary H. Hinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, A. Neal Hinson and wife, Mary H. Hinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this [redacted] day of August, 2003.

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN
My Commission Expires NOV. 29, 2003

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 707 and the easterly 10 feet of Lot No. 709 of Block 31 in the Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 707 and part of Lot No. 709 adjoin and front together 60 feet on the northerly margin of Nevada Avenue, formerly known as Third Avenue and extend back between parallel lines 180 feet to a dead line.

Being the same property conveyed to A. Neal Hinson and wife, Mary H. Hinson by deed dated February 11, 1987 from Lula M. Rupley, unmarried of record in Book 7135, page 608, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 57, page 103, said Register's Office.