This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 09/10/03 10:04 3pgs
Fees:18.00 Taxes:111.00
20030910-0131935

WARRANTY DEED

Address new owner as:	Send tax bills to:	Map-Parcel
Urbanform Properties, LLC	Same	Map 83-6
1502 Beechwood Avenue		Par 150
Nashville, Tennessee 37212		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Mary Louise McBride, William Ray Bullard and Debra A. Irvin, have this day bargained and sold, and do hereby transfer and convey to the said Urbanform Properties, Inc., its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 15 and the northerly ½ of Lot No. 16 on the plan of Beaumont Place, as of record in Book 332, page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 and part of Lot No. 16, adjoining and fronting together 75 feet on the westerly side of Scott Avenue and runs back between parallel lines, 192 feet 6 inches on the northerly line and 187 feet 7 inches, more or less, on the southerly line to an alley in the rear measuring 75 feet three inches thereon.

Being the same property conveyed to B. M. Overstreet and wife, Mary Overstreet, by deed from Kim F. Jew and wife, Alice W. Jew, dated August 25, 1972 and recorded in Book 4769, page 105, said Register's Office. The said B. M. Overstreet having predeceased Mary Overstreet. Mary Overstreet leaving as her heirs at law, Mary Louise McBride, Debra A. Irvin, William Ray Bullard and James Robert Bullard. The said James Robert Bullard having quitclaimed all his interest to Debra A. Irvin by quitclaim deed filed as Instrument No. 20030324-0039250, said Register's Office.

This is unimproved property known as 213 Scot Avenue, Nashville, Tennessee.

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

And we, Mary Louise McBride, William Ray Bullard and Debra A. Irvin, do covenant with the said Urbanform Properties, Inc., that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as

otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance and for real property taxes for the year 2003.

And we, Mary Louise McBride, William Ray Bullard and Debra A. Irvin, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Urbanform Properties, Inc., its successors and assigns against the lawful claims of all persons whomsoever.

This description is the same used in the previous deed of record.

WITNESS our hands this 22nd day of August 2003.

Mary Louise McBride
MARY LOUISE McBRIDE, by
Debra A. Irvin, POA

William Ray Bullard
WILLIAM RAY BULLARD, by
Debra A. Irvin, POA

Debra A. Irvin
DEBRA A. IRVIN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Debra A. Irvin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 2003.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 22nd day of August, 2003, before me personally appeared Debra A. Irvin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary Louise McBride and who acknowledged that she executed the same as the free act and deed of said Mary Louise McBride.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires OCT. 25, 2003

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The above referenced Power of Attorney naming Debra A. Irvin as the attorney in fact for Mary Louise McBride is being recorded simultaneously herewith as Instrument Number _____ in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 22ND day of August, 2003, before me personally appeared Debra A. Irvin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William Ray Bullard and who acknowledged that she executed the same as the free act and deed of said William Ray Bullard.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires OCT. 25, 2003

The above referenced Power of Attorney naming Debra A. Irvin as the attorney in fact for William Ray Bullard is being recorded simultaneously herewith as Instrument Number _____ in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $30,000.00.

AFFIANT

Subscribed and sworn to before me, this 22ND day of March 2003.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires OCT. 25, 2003

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.