Davidson County DEEDWARR
Recvd: 09/17/03 13:16 2pgs
Fees:13.00 Taxes:257.15

20030917-0137352

2nd

13.00
257.15
270.15

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Derrick Esmonds	new owner	Map 060-12-0
120 A Hart Lane		Parcel 120.00
Nashville, TN 37207		26b 11649

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Eckhardt Exchange Corporation, Trustee for the 120A Hart Lane Land Trust** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto, **Derrick Esmonds** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot (s) 1, as shown on the map entitled Resubdivision of part of Lot 10, of W.H. Dodd's Subdivision, of record in Plat Book 8250, page(s) 913, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eckhardt Exchange Corporation, Trustee for the 120A Hart Lane Land Trust, by deed of record in Instrument Number 20010323-0028061, said Register's Office.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record in Book 8250, page 913, said Register's Office.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4154, page 110, said Register's Office.

This is improved property commonly known as 120 A Hart Lane, Nashville, Tennessee 37207.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $69,500.00.

Affiant

Subscribed and sworn to before me this 9th day of September, 2003.

Notary Public

My Commission Expires: 3-23-07

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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

And Grantor does covenant with the said Grantee that the Grantor 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 set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 9th day of September, 2003.

Eckhardt Exchange Corporation, Trustee

By: _____
Robert J. Notestine III, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert J. Notestine III, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Eckhardt Exchange Corporation and that he as such president executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as president.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of **September**, 2003.

_____
Notary Public

My Commission Expires: 3-31-07