WARRANTY DEED

The actual consideration or value for this transfer is $ 17,490.00 .

Ann Deal
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 12 day of ~~August~~ Sept., 2003.

Notary Public
NOTARY PUBLIC
My Commission Expires: 3-27-04

Davidson County DEEDWARR
Recvd: 09/23/03 12:25 2pgs
Fees:13.00 Taxes:64.71

20030923-0140631

Box 28-B

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#03070011

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
South Central Neighborhood, & Development Corporation 14 Academy Place. Nashville, TN 37210	New Owner	93-16 / 4.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by South Central Neighborhood Development Corporation, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **Albert Simpson** and **Dorothy Baccus** individually, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

South Central Neighborhood Development Corporation, a Tennessee nonprofit Corporation, the GRANTEE herein, their successors and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Being Lot No. 73 on the Map of Maury and Claiborne's Addition, as of record in Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 73 fronts 35 feet on the easterly side of Wharf Avenue and runs back between parallel lines to an alley.

Being the same property conveyed to Rose Simpson by Installment Deed of record in Book 5237, page 111, Register's Office for Davidson County, Tennessee the Said Rose Simpson died May 4, 2002, intestate in Davidson County, Tennessee leaving Albert Simpson, and Dorothy Baccus as her sole heirs at law.

The address of the above described property is: 133 Charles Davis Blvd. Nashville, TN 37210 (formerly known as 133-A Wharf Avenue)

The above description is the same as in the previous deed of record.

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 successors and assigns, forever. 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. 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.

The herein described property is subject to the following:
2003 Property taxes are to be prorated and assumed by the GRANTEES.

Grantors makes oath and say, that the property described herein is not their principal residence, nor the residence of their spouse nor any dependant and this conveyance is not made to defeat the rights of any third party.

This is improved property known as: 133 Charles Davis Blvd., Nashville, TN. 37210.

Witness our hands this 12 day of ~~August~~ Sept., 2003.

Albert Simpson

Albert Simpson

Dorothy Baccus

Dorothy Baccus

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Leroy J. Ellis, IV, a Notary Public in and for said County and State, the within named Albert Simpson the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, on behalf of for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12 day of ~~August~~ September, 2003.

NOTARY PUBLIC

My Commission Expires: 3-27-04

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Dorothy Baccus the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, on behalf of for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27 day of August, 2003.

NOTARY PUBLIC

My Commission Expires: 3-27-04

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WARRANTY DEED

From: Albert Simpson
Dorothy Baccus

To: South Central Neighborhood Development Corporation

Property:
133 Charles Davis Blvd.
Nashville, TN. 37210

This Instrument was Prepared by:
Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 248-4468