PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC
2309 CRESTMOOR RD, STE 300
NASHVILLE,TN 37215

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 $***155,000.00.

Janet Lambert
Affiant

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

Mitchell A. Watts
Notary Public

My Commission Expires: 12-12-05

Davidson County DEEDWARR
Recvd: 09/24/03 13:18 2pgs
Fees:13.00 Taxes:573.50
20030924-0141530

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

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Jerri Lynn Hilton 4201 Nevada Avenue Nashville, Tennessee 37209	SAME AS NEW OWNER	MAP 91-16 PARCEL 242

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY FIVE THOUSAND AND 00/100 DOLLARS ($***155,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, JANET LAMBERT, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto JERRI LYNN HILTON, 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:

BEING the easterly 59.0 feet of Lot No. 102 of Block No. 4 on the Map of Charlotte Park Company's First Addition as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

SAID part of Lot 102 fronts 59.0 feet on the southerly side of Nevada, formerly 3rd Avenue, and runs back between parallel lines, with the westerly margin of 42nd Avenue, North, formerly 1st Street, 150.0 feet to an alley.

BEING the same property conveyed to Dexter Duncan and wife, Janet Duncan, by deed from Old Stone Credit Corporation of TN of record in Book 8378, page 518, Register's Office for Davidson County, Tennessee; the said Dexter Duncan and Janet Duncan having since divorced and Dexter Duncan having since conveyed his interest in subject property to Janet Duncan by Quitclaim Deed of record as Instrument No. 20001106-0110256 in said Register's Office.

DONALD LAMBERT, spouse of Janet Lambert, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

JANET DUNCAN AND JANET LAMBERT ARE ONE IN THE SAME.

This is improved property known as 4201 Nevada Avenue, 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 COVENANTS with the said GRANTEE that she 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.

2. Matters, if any, shown on the plan of Charlotte Park Company's First Addition of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land 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.

Janet Lambert
JANET LAMBERT

Donald Lambert
DONALD LAMBERT

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 Janet Lambert and Donald Lambert, the bargainors, 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.

Mitchell A. Watts
Notary Public

My Commission Expires: 10/12-04

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