WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/29/03 16:03 2pgs
Fees:13.00 Taxes:480.63

20030929-0143678

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Sheila Ann Austin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF August, 2003

JONATHAN D. WILSON NOTARY PUBLIC AT LARGE HAMILTON CO., TN

Notary Public

MY COMMISSION EXPIRES: 10.22.2003
(NOTARY SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheila Ann Austin (NAME)	First National Bank of Arizona (NAME)	MAP 82-5
1607 5th Ave. N (ADDRESS)	1760 Old Meadow Rd. 3rd Floor (ADDRESS)	PARCEL 49.00
Nashville, Tennessee (CITY) (STATE) (ZIP)	McLean, VA 22102 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Alpha Development Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sheila Ann Austin, ~~an unmarried woman~~

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Schedule A - Legal Description

Property located at: 1607 5th Ave, Davidson County, Nashville, TN 37208 AND:

Land in Davidson County, Tennessee, being the southerly 33 1/3 feet of Lot No. 156 on the Plan of North Nashville Real Estate Company's Plan of Lots, as of Record in Book No. 21, page 105, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 156 fronts 33 1/3 feet on the southwesterly side of Fifth Avenue, North, formerly Summer Street and runs back 179 feet 6 inches on the southeasterly line and 179 feet, more or less, on the northwesterly line, to an alley measuring 33 1/3 feet thereon.

Being the same property conveyed to Alpha Development Company on 05-24-02, by deed from B & W Managment Services, LLC, filed for record on 05-24-02, in Instrument No. 200205240063845, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 1607 5th Ave. N, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and 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; and 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of August, 2003

Alpha Development Company
By: Ruth Ann Jester

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jonathan Wilson, a Notary Public in and for said County and State, the within named Kathy Ann Leslie

the 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 and official seal at Goodlettsville, Tennessee, this 15th day of August 2003

Commission expires 10-22-2003

Notary Public

JONATHAN D. WILSON NOTARY PUBLIC AT LARGE HAMILTON CO., TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Kathy A. Leslie and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Owner and _____ respectively of the Alpha Development Company the within named bargainor, and corporation, and that She as such Owner and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Owner as such Owner, and attesting the same by the said owner as such Owner.

Witness my hand and official seal at office at Goodlettsville, TN on this the 15th day of August, 2003.

My commission expires 10-22-2003

Notary Public

JONATHAN D. WILSON NOTARY PUBLIC AT LARGE HAMILTON CO., TENN.