Record 1st
File Box 64

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Davidson County DEEDWARR
Recvd: 09/30/03 14:22 2pgs
Fees:13.00 Taxes:592.00
20030930-0144240

Subscribed and sworn to before me this 12th day of September, 2003.

Notary Public
My commission expires

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Seth Jennings 3812 Park Avenue Nashville TN 37209	SAME	92-13-022.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ron Cherry, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Seth Jennings and wife, Lindsay Jennings, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 7 of Block 9 on the Map of Charlotte Park Company's Second Addition, of record in Book 57, Pages 160 and 161, Register's Office for said County.
>
> Said Lot fronts 50 feet on the northerly side of Park Avenue and runs back between parallel lines, 150 feet to an alley.
>
> Being the same property conveyed to Ron Cherry by Warranty Deed from James Wayne Mitchell and wife, Sheila Mitchell of record in Instrument No. 20020917-0113283, said Register's Office.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 3812 Park Avenue, Nashville, TN 37209

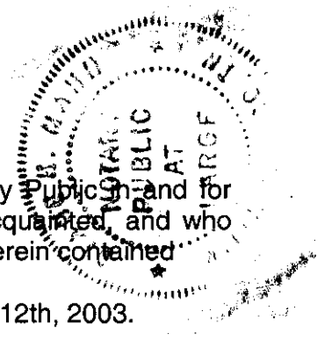
To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 12th day of September, 2003.

Ron Cherry

STATE OF TENNESSEE
COUNTY OF DAVIDSON



Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ron Cherry, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 3rd day of September 12th, 2003.

Notary Public

My Commission expires 03/14/05