RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42385

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/01/03 16:16 3pgs
Fees:18.00 Taxes:3515.00

20031001-0145085

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2003

Notary Public

MY COMMISSION EXPIRES: 3/25/06

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Urban Housing Solutions	Union Planters Bank	119-7-69
411 Murfreesboro Road	401 Union Street	
Nashville, TN, 37210	Nashville, TN 37219-1788	

FOR AND IN 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, I/WE,

Pruett Properties, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Urban Housing Solutions

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:

See attached EXHIBIT 'A' for complete legal description.

Being the same property conveyed to Pruett Properties, Inc. by Quitclaim Deed from Joe B. Pruett, Jr. and Jeffrey W. Pruett of record in Instrument No.: 20011107-0122176; and by Quitclaim Deed from J. D. Eatherly of record in Instrument No.: 20011016-0112506, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2603 Glenrose avenue, Nashville, TN 37210

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/our____ hand(s)_____this 30th day of September, 2003

Pruett Properties, Inc.

BY: _____
Joe B. Pruett, Jr., President

BY: _____
Jeff Pruett, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Joe B. Pruett, Jr. and Jeff Pruett, with whom I am personally acquainted and who upon oath(s) acknowledged him/herself to be the President and Vice President, respectively of the Pruett Properties, Inc. the within named bargainor, and corporation, and that as such President and Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Joe B. Pruett, Jr. as such President and Jeff Pruett as such Vice President.

Witness my hand and official seal at this office at Nashville, Tennessee on this the 30th day of September, 2003.

Notary Public

My commission expires: 3/26/06

EXHIBIT "A"

TRACT NO. 1

Land in the 6th Civil District of Davidson County, Tennessee described according to a survey made by Parrish Engineers, Inc. dated May 2, 1966, and according to a survey made by T. R. Sanford Surveyor, dated March 15, 1968, as follows:

Beginning at a concrete monument in a fence line, the northeast corner of Lot No. 91 on the map of Laurel Acres Subdivision, Section 2, a plan of which is of record in Book 2133, page 122, Register's Office for said County; thence, along said fence north 89 degrees 30' east 13.2 feet to a point, supposedly the southeast corner of the lands of William Whitney Frierson; thence, along his line, along the lines of Sadie Frierson Bender and along the line of Lula Wilkins as follows: North 0 degrees 45' east along a fence 208.4 feet to a post, south 72 degrees 00' east 117.5 feet to an iron pin; thence, north 6 degrees 30' west 150 feet; thence, north 5 degrees west 134.5 feet to an iron pin in the southwest margin of New Glenrose Avenue; thence, east with the said road, 200 feet to an iron stake; thence, in a southerly direction 396.1 feet to an iron pin; thence, south 66 degrees 10' west 152.66 feet; thence south 80 degrees 30' west 21.1 feet to the intersection of Lot 80 and 88; thence, along the lines of Lot 88 thru 91, north 1 degrees east 125.8 feet to the point of beginning.

TRACT NO. 2:

Described to a survey made by Parrish Engineers, Inc., dated May 2, 1966, as follows:

Beginning at the iron stake in the southerly margin of Glenrose Avenue at the northeast corner of Lot No. 84 on the plan of Laurel Acres, Section 2, as of in Book 2133, page 122, Register's Office for Davidson County, Tennessee; thence along the north boundary line of said subdivision as follows: South 65 degrees 52' west 195.7 feet to an iron stake, continuing with said boundary south 66 degrees 16' west 202.64 feet to an iron stake; thence, in a northerly direction 396.1 feet to an iron stake in the southerly margin of Glenrose Avenue, said stake being 200 feet east of the church property as of record in Book 2928, page 453, said register's Office; thence, with the southerly margin of said Avenue south 50 degrees 30' east 237.92 feet to an iron stake continuing with said Avenue 105 feet to an iron stake at the PC of a curve, having a radius of 1298.33 feet; thence, in an easterly direction 6.93 feet to the point of beginning.