RETURN TO:
GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, Suite 300
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 10/24/03 15:21 2pgs
Fees:13.00 Taxes:603.10

20031024-0157536

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 163,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

NOTARY PUBLIC

COMMISSION EXPIRES: 5/30/07

NOTARY PUBLIC AT LARGE
Robin Jackson
Commission Expires
May 30, 2007
STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY:

Grissim Title & Escrow, LLC

2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
ELIZABETH ANNE RAYNER 1701 Bernard Avenue Nashville, Tennessee 37212	Nexstar Financial Corporation 622 Emerson Road St. Louis, MO 63141	Map 401-12 Parcel 268

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONDISERATINS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ALEXANDER THOMAS HONG, UNMARRIED**

I/WE HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ELIZABETH ANNE RAYNER, UNMARRIED**

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS 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. 40, ON THE PLAN OF LENOX PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 161, PAGE 171, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

SAID LOT NO 40 FRONTS 50.0 FEET ON THE SOUTHERLY SIDE OF BERNARD AVENUE, ALSO KNOWN AS CARMACK AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 140.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ALEXANDER THOMAS HONG BY DEED OF RECORD IN BOOK 9409, PAGE 482, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

DARLENE PETERS EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF ALEXANDER THOMAS HONG, PURSUANT TO THE POWER OF ATTORNEY BEING RECORDED IN INSTRUMENT NO. 20031024015753 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS: 1701 BERNARD AVENUE, NASHVILLE, TENNESSEE 37212

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: SEPTEMBER 26, 2003

Alexander Thomas Hong

Alexander Thomas Hong

By: Darlene Peters POA

Darlene Peters, Attorney-in-Fact

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

the bargainor(s), 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 at , Tennessee, this day of , .

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized to do so, execute the foregoing instrument of the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office in _____, Tennessee on this the _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of September, 2003, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Darlene Peters to me known to be the person who executed the foregoing instrument in behalf of Alexander Thomas Hong, and acknowledged that she executed the same as the free act and deed of the said Alexander Thomas Hong.

Witness my hand and official seal at Nashville, Tennessee, this the 26th day of September, 2003.

ROBIN JACKSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

NOTARY PUBLIC
AT LARGE
Robin Jackson
My Commission Expires
May 30, 2007
STATE OF TENNESSEE

My Commission Expires: 5/30/07

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that ____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____