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 $ 30,000.00

Affiant

Subscribed and sworn to before me, this 14th day of November, 2003

Notary Public

My Commission Expires: 7-7-07

RACHAEL R. SAFLEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 11/14/03 11:11 2pgs
Fees:13.00 Taxes:111.00

20031114-0166585

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
CHARLES E. GANN 1232 Howard Avenue Nashville, Tennessee 37216	Charles E. Gann 1919 Boscobel Street Nashville, Tennessee 37206	MAP 72-3 PARCEL 383

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY THOUSAND AND NO/100---------- ($ 30,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I, EDWARD ERIC GAINES, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto CHARLES E. GANN, MARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2 on the Plan of the Resubdivision Lot No. 148 on the Map of Inglewood Place as of record as Instrument No. 20010705-0071764 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed Edward Eric Gaines, unmarried, by deed from Nona T. Hicks Kelley, unmarried, of record as Instrument No. 19991216-0303932 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1232 Howard Avenue, Nashville, Tennessee 37216

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___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he 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(s).

2. Matters shown on the Plan of Resub. Lot No. 148 Map of Inglewood Place of record in Book **, page _____, Register's Office for Davidson County, Tennessee.
**Instrument No. 20010705-0071764

GRANTOR___ FURTHER COVENANTs__ and binds__ himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 12th day of November, 2003.

Edward Eric Gaines

EDWARD ERIC GAINES

BY: Mitchell A. Watts

Mitchell A. Watts
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____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mitchell A. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Edward Eric Gaines, and acknowledged that he executed the same as the free act and deed of the said Edward Eric Gaines.

WITNESS my hand and seal this 12th day of November, 2003.

Notary Public

My Commission Expires: 1/27/2004