WARRANTY DEED

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

NOTARY PUBLIC AT LARGE
LAURA SHOUN
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/30/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., Inc., 7101 Executive Center Drive #151, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lewis Graham (NAME)	New Owner (NAME)	82-16-261.01
904 Fatherland Street (ADDRESS)	(ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(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, Judy S. Wells, Trustee for the Landon and Cameron Trust, with full power to sell, transfer and convey without the joinder of any beneficiary HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lewis Graham, unmarried

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:

Land in Davidson County, Tennessee, being part of an unnumbered tract on the Plan of Barrow's Addition to Edgefield of record in Book 1, page 13, of the Chancery Court in Nashville, Tennessee.

Beginning at a point in the southerly margin of Fatherland Street north 61 deg. 30 minutes East 100 feet from the southeasterly corner of the intersection of Fatherland and South 9th Streets: thence with the southerly margin of said Fatherland Street north 61 deg. 3 minutes east 50 feet to an iron pin; thence South 28 deg. 30 minutes East 50 feet to an iron pin; thence south 28 deg. 30 minutes East 195 feet, more or less, to an iron pin in the northerly margin of an alley; thence with the same South 61 degrees West 50 feet to an iron pin; thence North 28 degrees 30 minutes West, 195 feet, more or less, to the beginning.

This conveyance is subject to the following: Taxes for the year 2003 have been prorated and payment thereof is expressly assumed by the herein Grantor; Plan of record in Book 1, page 13; all in the Chancery Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Judy S. Wells, Trustee for the Landon and Cameron Trust, with full power to sell, transfer, and convey without the joinder of any beneficiary, by deed from Jeffery R. Cameron, of record in Instrument #20010109-0002917, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 904 Fatherland Street, Nashville, TN 37206
(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 December, 2003

Judy S. Wells, Trustee

Judy S. Wells, Trustee

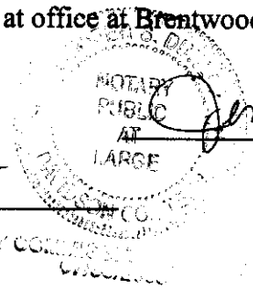
Davidson County DEEDWARR
Recvd: 12/23/03 10:23 2pgs
Fees:13.00 Taxes:318.20

20031223-0182334

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Judy S. Wells with whom I am personally acquainted and who upon her oath acknowledged herself to be the Trustee of the Landon and Cameron Trust, the within named bargainor, and that she as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained be signing the on behalf of the Trust, as such Trustee.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of December 2003.



Jennifer D Dunlap
Notary Public

My commission expires 7/30/05