STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,000.00

Mack Robert Rhea
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

17th DAY OF December, 2003

KATE PRESENT NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

Kate Presnell
Notary Public

MY COMMISSION EXPIRES

File No. G3-9922D

Davidson County DEEDWARR
Recvd: 12/29/03 13:54 3 pgs
Fees:18.00 Taxes:199.80

20031229-0183186

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mack Robert Rhea and Paula A. Rhea, husband and wife (NAME)	SAME (NAME) 115 Millbrook Rd Hendersonville TN 37075	72-13-306
822 Douglas Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37206 (CITY) (STATE) (P.O. ZIP)	(CITY)(STATE) (ZIP)	

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, WE, Ronnie G. Brown, Jr., a single man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mack Robert Rhea and Paula A. Rhea, husband and wife, 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" INCORPORATED BY REFERENCE HEREIN

Subject to any and all plats, easements, restrictions, and other matters of record.
The current year's taxes have been prorated and have been paid by the Grantor herein. 2004 taxes to be paid by Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 822 Douglas Avenue, Nashville, TN 37206.

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. 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 my/our hand(s) this 17th day of December, 2003.

Ronnie G. Brown, Jr.

12/17/2003 09:06 6158556802 SMITH SHOLAR ASSOC PAGE 13/15

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 Ronnie G. Brown, Jr., a single man, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 17th day of December, 2003.

Commission expires 3/25/04

MICHAEL T. MOSER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of December, 2003.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of December, 2003.

My Commission Expires:_____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282

EXHIBIT "A"

LAND in DAVIDSON County, Tennessee, being Lot No. 9, Block A, Revised Plat of L. M. Ezell's 2.11 acre tract of Talbot Land, as shown on plat of record in Book 1130, Page 5, in the Register's Office of DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Ronald G. Brown, Jr., by Deed of Record in Instrument No. 20030423-0054222, Register's Office for DAVIDSON County, Tennessee.

THERE IS INCLUDED IN THE ABOVE DESCRIBED LOT BUT EXPRESSLEY EXCLUDED FROM THIS CONVEYANCE, THE FOLLOWING PARCEL OF LAND.

RIGHT-OF-WAY: Beginning at a point on the north boundary of Parcel 306 of Map 72-13 and at approximate Station 62+70 of Project 86-R-5, Douglas Avenue; thence with the right-of-way of Douglas Avenue S 84°19'35" E 50.00 feet to the east property line; thence with said line S 05°40'31" W 0.80 feet to a point; thence N 84°40'45" W. 50.00 feet to the west property line; thence with said line N 05°40'22" E 1.10 feet to the point of beginning. Containing 41.22 square feet.

TEMPORARY EASEMENT: Being a strip parallel to and adjacent to the above described right-of-way dedication. Being 8 foot wide at the west property line and 5 foot wide at the east property line extending the full width of the property. Containing 325 square feet. Easement to the abandoned upon completion of construction.

Being of record in Instrument No. 200002170016280, Register's Office for Davidson County, Tennessee.