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 $ 228,000.00

Affiant

Subscribed and sworn to before me, this 26th day of December, 2003

Notary Public

My Commission Expires: 10, 17, 05

Davidson County DEEDWARR
Recvd: 12/31/03 10:17 2pgs
Fees:13.00 Taxes:843.60
20031231-0184586

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
BEN G. SISTRUNK 801 Russell Street Nashville, Tennessee 37206	CHASE MANHATTAN MORTGAGE 2401 4th Avenue Suite 110 Seattle, Washington 98121	MAP 82-16 PARCEL 96

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY EIGHT THOUSAND AND NO/100---------- ($ 228,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, WILL HENDRICKS, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto BEN G. SISTRUNK AND WIFE, JULIE JACKSON SISTRUNK 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:

BEING Lot No. 1 on the Kinnaird & Bransford's Subdivision as of record in Book 57, page 156, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 60.0 feet on the northerly side of Russell Street and extends back between lines with the east margin of South Eighth Street, 170.0 feet to an alley.

BEING the same property conveyed to Will Hendricks by deed from Mid State Association of the Blind, Inc. of record in Book 9823, page 820, as corrected in Book 9903, page 484, Register's Office for Davidson County, Tennessee; the said Will Hendricks is also known as Willard Dale Hendricks.

This is improved property known as 801 Russell Street, Nashville, Tennessee 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.

GRANTOR COVENANTs with the said GRANTEEs 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 Kinnaird & Bransford's Subdivision of record in Book 57, page 156, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s_ himself____, _his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE s_, _their_ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my_ hand___on this the __26th__ day of ___December___, 2003_.

WILL HENDRICKS

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 WILL HENDRICKS, UNMARRIED
the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____he_____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ____26th_day of __December, 2003_____.

My Commission Expires: October 12, 2005

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