FILE BOX "7"

Davidson County DEEDWARR
Recvd: 01/16/04 09:53 2pgs
Fees:13.00 Taxes:129.50

20040116-0006713

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42692

WARRANTY DEED

ALVIN SAFFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2004

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A/E Construction, Inc.	S AM E	104-12-133
3704 Hobbs Road		22W 13970
Nashville, TN 37215		

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, I/WE,

Lisa Gaston Luplow, Executrix of the Estate of Marbut Gaston, Sr., deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

A/E Construction, Inc.

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 part of Lot 63 on the revised and corrected plan of Christopher & Kirkman's Addition, as of record in Book 421, page 154, Register's Office, described according to a disposition survey by Southern Land Surveying Company, dated August 16, 1972.

Beginning at a point in the westerly margin of Alley 921; thence North 82 degrees 11' 17" West, 125.56 fet to a point; thence North 68 degrees 26' 33" East, with the southeasterly margin of the right-of-way of proposed north bound boulevard, 65.65 feet to a point; thence continuing with the right-of-way of proposed north bound boulevard, 65.65 feet to a point; thence continuing with the right-of-way of said boulevard, North 68 degrees 26' 33" East, 77.5 feet to a point; thence South 07 degrees 03' 39" West, 70.56 feet to the point of beginning.

Being the same property conveyed to Marbut G. Gaston Realty Company, Inc., by deed from MDHA, of record in Book 4748, page 152, Register's Office for Davidson County, Tennessee. By instrument of record in Book 5536, page 824, Marbut G. Gaston acknowledged that the said corporation was dissolved and that all assets and property were transferred to the sole stockholder, Marbut G. Gaston, said Dissolution having been filed with the Secretary of State on September 19, 1977, so that title to the herein conveyed property was vested in the sole stockholder, Marbut G. Gaston, deceased. By Will probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case Number 02P-766, Lisa Luplow was appointed Executrix of the Estate of Marbut G. Gaston, Sr., a/k/a Marbut Glenn Gaston, without authority to sell real property. By Order of the Probate Court in Case No.: 02P-766, the Motion of the Executrix to sell the subject property to satisfy the debts of the Estate was granted, said Order having been entered on the 9th day of January, 2004.

Unimproved (X)
This is improved ( ) property known as 1919 19th Avenue, South, Nashville, TN 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 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/our hand(s) this 13th day of January, 2004

ESTATE OF MARBUT GASTON, SR.

By: _____, executrix
LISA GASTON LUPLOW, EXECUTRIX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named LISA GASTON LUPLOW, EXECUTRIX OF THE ESTATE OF MARBUT GASTON, SR., the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13TH day of January, 2004

_____
Notary Public

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006