PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(KM) Title No: 45245
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/16/04 12:17 2pgs
Fees:13.00 Taxes:675.25
20040116-0006888

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David G. Whitten 833 Glen AVenue Nashville, Tennessee 37204	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 105-14-035

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$182,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James T. Hackney and Leslie Fresh**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David G. Whitten** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly 50 feet of the westerly 5150 feet of Lot No. 95 on the plan of Waverly Loan Company's Property, called "Waverly Place," of record in Book No. 57, Page 95, Register's Office for said County, and being further described according to the Mortgage Loan Inspection by John Kohl & Company, P.C., Registered Land Surveyor TN#100, dated August 29, 1988, File #35754-R 71, as follows:

Beginning at a point on the southwesterly margin of Glenn Avenue (also known as Glen Ave.) at the common front corners of Lots 95 and 96 on said plan; thence, northwestwardly, with the southwestwardly margin of said Glenn Avenue, 75 feet, to a point, on the said southwesterly margin of said Avenue: thence, southwestwardly 200 feet to a point located on the northeasterly margin of a 20 foot alley, said point being 107 feet west of the southeasterly rear corner of said Lot 95; thence, northwestwardly 50 feet to a point on said alley; thence northeastwardly 200 feet to a point on the southwesterly margin of said Glenn Avenue; thence, southeastwardly 50 feet to a point of beginning.

Being the same property conveyed to James T. Hackney and spouse, Leslie K. Fresh by deed from Deidre A. Duker and Mary E. Duker, both unmarried of record in Book 11752, Page 500, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; All Matters shown on the Plan of record in Book 57, Page 95, said Register's Office.

This is improved property, known as: 833 Glen Ave., Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of January, 2004.

James T. Hackney

Leslie Fresh

State of TENNESSEE
County of DAVIDSON

On this 15th day of January, 2004 , before me the undersigned authority, personally appeared James T. Hackney and Leslie Fresh , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $182,500.00

Affiant

Sworn and subscribed before me this the 15th day of January, 2004

My Commission Expires:

CHRISTY [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary Public