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Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

Davidson County DEEDWARR
Recvd: 01/16/04 14:34 2pgs
Fees:13.00 Taxes:179.45
20040116-0007089

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $48,500.00

Affiant

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

Notary Public
My commission expires:

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Deborah Mann	New Owner	08-290-00
1224 Fifth Ave. North	1224 5 Ave N	81-12-290-00
Nashville, TN 37208	Nashville TN 37208	81-12-297

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mary O. Boyd, as Trustee of the Robert Dorman Balch, Jr., Revocable Trust, established by Robert Dorman Balch, Jr., under agreement dated February 19, 2003, with full power to convey and encumber without the consent or joinder of the Grantor or any beneficiary of such trust, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ~~Deborah Mann~~, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Parcel 1

Land in the 2nd Ward of the City of Nashville and being Lot No. 260 in McGavock's 1st Addition.

Said Lot fronts 50 feet on the westerly side of 10th Avenue North and extends back between parallel lines 150 feet to an alley in the rear.

Parcel 2

Land in Davidson County, Tennessee being Lot No. 261 on the Plan of McGavock, Westmore and others First Addition, called the town of McGavock, of record in Book 21, Page 23, Register's Office for said County.

Said Lot fronts 50 feet on the westerly side of 10th Avenue North, formerly Polk Street, and extends back between parallel lines150 feet to an alley in the rear.

Being part of the same property conveyed to Mary O. Boyd, as Trustee of The Robert Dorman Balch, Jr. Revocable Trust established by Robert Dorman Balch, Jr. under agreement dated February 19, 2003, with full power to convey and encumber without the consent or joinder of the Grantor or any beneficiary of such trust, by Quitclaim Deed from Robert Dorman Balch, Jr. a/k/a Robert D. Balch, Jr. of record in Instrument No. 20030228-0026901, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1517 10th Avenue North, Nashville, TN 37208.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 30th day of December, 2003.

Mary O. Boyd, Trustee of the Robert Dorman Balch, Jr Revocable Trust

Mary O. Boyd, Trustee
Of the Robert Dorman Balch, Jr.
Revocable Trust

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 Mary O. Boyd, as trustee of the Robert Dorman Balch, Jr., Revocable Trust, established by Robert Dorman Balch, Jr., under agreement dated February 19, 2003, with full power convey and encumbers without consent or joinder of the Grantor or any beneficiary of such trust, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in the capacity and for the purpose therein contained.

Witness my hand and seal at Nashville, TN, this 30th day of December, 2003

Notary Public

DOROTHY E. FREEMAN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

My Commission expires 2/28/05