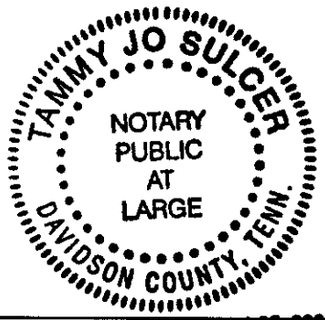
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

D. Annette Napier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January, 2004

Tammy Jo Sulcer
Notary Public

MY COMMISSION EXPIRES: 11-25-06
(AFFIX SEAL)

My Commission Expires NOV 25 2006

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roderick E. Webb (NAME)	Bank of America, N.A. (NAME)	MAP 071-04
133 Donald Street (ADDRESS)	9000 Southside Blvd. (ADDRESS)	PARCEL 138
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Jacksonville, FL 32256 (CITY) (STATE) (ZIP)	

FOR AND 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, Georgia L. Durham, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roderick E. Webb, unmarried

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. 16, Section 2, of C. L. Morris' Subdivision, as of record in Book 2133, page 56, described as follows:

Beginnning at a point on the northerly margin of Donald Street, at the common corner of Lots Nos. 15 and 16; thence in a northerly direction along the line between said two lots, 196.3 feet to a point; thence in an easterly direction 91.8 feet to a point on the westerly margin of Gerald Avenue; thence in a southerly direction along the westerly margin of Gerald Avenue, 177.9 feet to a point; thence continuing around a curve in a southerly and westerly direction 30.7 feet to a point on the margin of Donald Street; thence in a westerly direction along the northerly margin of Donald Street, 83 feet to the point of beginning.

BEING the same property conveyed to Robert L. Durham and wife, Georgia L. Durham by Warranty Deed from Jay Sanders, Jr. and wife, Karen Ann Sanders of record in Book 4606, page 440, Register's Office for Davidson County, TN Robert L. Durham having since died.

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

Davidson County DEEDWARR
Recvd: 01/28/04 12:52 2pgs
Fees:13.00 Taxes:333.00

20040128-0010768

unimproved ( )
This is improved (X) property, known as 133 Donald Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 23rd day of January, 2004

Georgia L Durham
Georgia L. Durham

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 Georgia L. Durham

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 23rd day of January 2004.

Commission expires: LARGE

Notary Public

TAMMY JO SULCER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE

COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public