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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $116,000.00

Affiant

Subscribed and sworn to before me, this 17th day of February, 2004.

Notary Public
My commission expires: 9/11/05

Davidson County DEEDWARR
Recvd: 02/19/04 11:12 2pgs
Fees:13.00 Taxes:429.20
20040219-0019181

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MARK BLAYNEY LEDBOM
My Commission Expires 09/04/2005

Address of New Owner:	Send Tax Bills to:	Tax Information
William J. Elliott, Jr. 6420 Henry Ford Drive Nashville TN 37209	1st Trust Bank For Savings P.O. Box 17257 Memphis, TN 38187-0257	090-12-0/094.00

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, Freda Mai Dunne and John B. Hines, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William J. Elliott, Jr., unmarried, 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:

LAND in Davidson County, Tennessee, being Lot No. 250 on the Plan of Charlotte Park, Section IV, of record in Book 2663, Page 71, Register's Office for said County.

SAID Lot No. 250 fronts 95 feet on the easterly side of Henry Ford Drive and runs back 167.7 feet on the north line and 148.4 feet on the south line to a dead line in the rear on which it measures 45.3 feet.

BEING the same property conveyed to John Preston Gregory and wife, Margaret W. Gregory by deed dated 6/30/60 of record in Book 3098, Page 63, Register's Office for Davidson County, Tennessee. John Preston Gregory died on/about 3/18/03 leaving Margaret W. Gregory as surviving tenant by the entirety. Margaret W. Gregory, aka Margaret J. Gregory and Margaret Jane Gregory, died intestate on/about 6/18/03 leaving Freda Mai Dunne and John B. Hines as her sole heirs at law, reference being made to the Estate of Margaret Jane Gregory, Docket No. 03P1183, 7th Circuit Court for Davidson County, Tennessee - Probate Division. Grantors herein make oath that the subject property is neither their principal residence not the principal residence of her/his spouse and/or dependents.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 6420 Henry Ford Drive, Nashville, TN 37209

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 17th day of February, 2004.

Freda Mai Dunne

John B. Hines

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Freda Mai Dunne and John B. Hines, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 17th day of February, 2004.

Notary Public



My Commission expires 9/4/05