Davidson County DEEDWARR
Recvd: 02/25/04 13:25 2pgs
Fees:13.00 Taxes:573.50
20040225-0021502

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Nicholas Greco
Affiant

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Subscribed and sworn to before me, this 20th day of February, 2004.

Notary Public
My commission expires

Address of New Owner:	Send Tax Bills to:	Tax Information
Lynn F. Dunavant 3412 Pleasant Valley Nashville TN 37204	Chase Manhattan Mgt. Corp. 1901 Roxborough Rd. Suite 406 Charlotte, NC 28211	118-10-100

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, Garnett Palmer Dantzler, now Neubauer, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lynn F. Dunavant,* 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. 28 on the Plan of Pleasent Valley Subdivision, of record in Book 1424, Page 83, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Garnett Palmer Dantzler by deed from Annie M. Henderson, of record in Instrument No. 20000906-0087868, Register's Office for Davidson County, Tennessee. Garnett Palmer Dantzler having since married.

Jody Neubauer, husband of Garnett Palmer Dantzler Neubauer, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in subject property.

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 3412 Pleasant Valley, Nashville, TN 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 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.

* unmarried

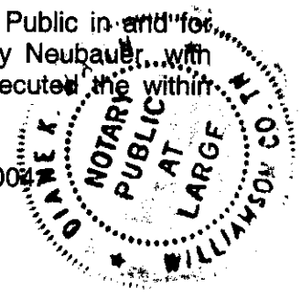
WITNESS my hand this 20th day of February, 2004.

Garnett Palmer Dantzler Neubauer Jody Neubauer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Garnett Palmer Dantzler Neubauer and Jody Neubauer, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 20th day of February, 2004.



Notary Public

My Commission expires 03/14/05