46-A

Davidson County DEEDWARR
Recvd: 02/25/04 16:01 2pgs
Fees:13.00 Taxes:281.20
20040225-0021648

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Gloria D. Watford and Querida Gardner
3024 Batavia Street
Nashville, TN 37209

SEND TAX BILL:

Union Planters Bank,
National Association
1900 Charles Bryan Road
Cordova, TN 38016

MORTGAGEE:
Union Planters Bank
1900 Charles Bryan Road
Cordova, TN 38016

MAP AND PARCEL:
MAP 92-6
PARCEL 160

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **George Ganaway**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Gloria D. Watford and Querida Gardner, as joint tenants with the right of survivorship** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lots 1, 2, 3 and 4 of the Fisk University Subdivision, which plan is of record in Book 421, pages 4 and 5, Register's Office for Davidson County, Tennessee, and described as follows: Beginning at a point in the northerly margin of Batavia Street 100 feet from the corner of 31st Avenue North and Batavia Street and extends in a northerly direction in a line parallel with 31st Avenue North to a point 111 feet which is the northerly margin of Lot 5 in said Plan; thence in an eastern direction in a parallel with the southern margin of Lot 5, in said plan, 50 feet to a point; thence in a southerly direction in a line parallel with 31st Avenue North to the northerly margin of Batavia Street; thence in a westerly direction in a line along the northern margin of Batavia Street, 50 feet to a point, the point of beginning.

The description includes part of an abandoned alley that was closed by City Ordinance No. 63-147 under the terms of which closing the City of Nashville retained all rights to drainage and easements for utilities, water lines and sewer lines.

Being the same property conveyed to George Ganaway by deed from Bank of New York, as Trustee, of record in Instrument No. 2001109-0123609, said Register's Office.

Janie Ganaway joins in the execution of this instrument to convey her interest in the property as spouse of George Ganaway.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 3024 Batavia Street, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24 day of February, 2004.

George Ganaway

Janie Ganaway

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared George Ganaway and wife, Janie Ganaway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 24 day of February, 2004.

Notary Public

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

My Commission Expires: 7/21/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $76,000.00.

Gloria D. Watford
AFFIANT

Subscribed and sworn to before me this 24 day of February, 2004.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007