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 $132,000.00

Affiant

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

Notary Public
My commission expires: 9/4/05

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

Davidson County DEEDWARR
Recvd: 02/27/04 09:33 2pgs
Fees:13.00 Taxes:488.40
20040227-0022280

Address of New Owner:	Send Tax Bills to:	Tax Information
Dorothy Fleming 936 S. Douglas Avenue Nashville TN 37204	New Owner	105-13-267.00

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, Alvin Earl Jackson and wife, Shirl Jackson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dorothy Fleming, 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 the westerly 50 feet of Lot No. 81 on the Map of Waverly Place as of record in Book 57, Page 95, Register's Office for said County.

SAID part of Lot No. 81 fronts 50 feet on the northerly side of Douglas Avenue and runs back between parallel lines 265 feet, more or less, to an alley.

BEING the same property conveyed to Alvin Earl Jackson by deed dated 11/19/93 of record in Book 9175, Page 39, Register's Office for Davidson County, Tennessee. Shirl Jackson, spouse of vested owner joins in the execution of this instrument to convey any/all marital interest she may have in said property.

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 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 936 S. Douglas Avenue, 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.

WITNESS my hand this 24th day of February, 2004.

Alvin Earl Jackson

Shirl Jackson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alvin Earl Jackson and Shirl Jackson, 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 24th day of February, 2004.

Notary Public

My Commission expires 9/4/05

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