Davidson County DEEDWARR
Recvd: 03/03/04 14:33 3pgs
Fees:18.00 Taxes:499.50

20040303-0024304

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Michael & Angela Salem	New Owners	Map 98
6 Elysian Place		Parcel 840
Oakland, CA 94605		

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Marcia Day, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Michael Salem and wife, Angela Salem** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A for legal description.

Being the same property conveyed to Marcia Day of record in Book 11019, page 732 and a Deed of Correction record in Instrument Number 20040303-0024301, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.

This is improved property commonly known as 3401 Batavia Street, Nashville, Tennessee 37209.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $135,000.00.

Affiant

Subscribed and sworn to before me this 1st day of March, 2004.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land

in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 11th day of March, 2004.

Marcia Day by [signature] ATTORNEY IN FACT

Marcia Day
By: Luis Lizarraga, Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11 day of March, 2004, before me personally appeared Luis Lizarraga, to me known to be the person who executed the foregoing instrument on behalf of Marcia Day and acknowledged that he executed the same as the free act and deed of said Marcia Day.

Witness my hand and official seal at Nashville, Tennessee, this 11 day of March, 2004.

[signature]
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

EXHIBIT A

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT #65 ON THE PLAN OF COLLEGE HILL SUBDIVISION, SECTION #2, OF RECORD IN BOOK 2133, PAGE 52, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY MARGIN OF BATAVIA STREET AT THE COMMON CORNER OF LOTS NO. 64 AND 65; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHEASTERLY 233.16 FEET TO A POINT IN THE WESTERLY MARGIN OF A 20 FOOT ALLEY; THENCE WITH THE MARGIN OF THE SAME, SOUTHERLY 58.38 FEET TO A POINT IN THE NORTHERLY MARGIN OF ANOTHER 20 FOOT ALLEY; THENCE WITH THE MARGIN OF THE LAST MENTIONED ALLEY, WESTWARDLY 40.69 FEET TO A POINT, THE COMMON CORNER OF LOTS 65 AND 66 ON SAID PLAN; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHERWESTLY 258 FEET TO A POINT IN THE SOUTHEASTERLY MARGIN OF BATAVIA STREET, THENCE WITH THE MARGIN OF THE SAME, NORTHEASTERLY 70 FEET TO THE BEGINNING.