Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Jonathan S. Jennings and Lindsay Lane Jennings 3812 Park Avenue Nashville TN 37209	New Owner	Map 105-11, Parcels 211.00
This instrument prepared by: David B. Gray Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 03/08/04 09:04 3pgs
Fees:18.00 Taxes:243.81
20040308-0025884

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Roberts Real Estate, LLC ("Grantor") has bargained and sold, and hereby transfers and conveys to Jonathan S. Jennings and wife, Lindsay Lane Jennings ("Grantee"), and his respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Plan of record in plat Book 161, Page 44, said Register's Office

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 2135 Byrum Avenue Nashville, TN 37203.

EXECUTED this 4th day of March, 2004.

Roberts Real Estate, LLC

By: _____
James Roberts, Chief Manger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared James Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence.) and who, upon oath, acknowledged himself to be Chief Manager of Roberts Real Estate, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

WITNESS my hand and seal, this 4 th day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 1-29-05

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $65,893.60

AFFIANT

Subscribed and sworn to before me this 4th day of March, 2004.

NOTARY PUBLIC

My Commission Expires:

1-29-05

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Exhibit ``A''

Being Lot No. 4 and the southerly 6 feet of Lot No. 2 and the northerly 12 feet of Lot No. 6 of Aldrich Bros., and Myers Subdivision, of record in Book 161, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 and the southerly 6 feet of Lot No. 2 and the northerly 23 feet of Lot No. 6 front 68 feet on the westerly margin of Byrum Ave. and extend back between parallel lines, a distance of 150 feet to a proposed 15 foot alley.

Being the same property conveyed to Roberts Real Estate, LLC by Quitclaim Deed from Capital Journey, LLC of record in Instrument No. 20010219-0019304, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Capital Journey, LLC by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, of record in Instrument No.20031107-0163740, Register's Office for Davidson County, Tennessee.

JSJ
LCJ