(1)

WARRANTY DEED	State of Tennessee County of Davidson
BARWELL & BARRETT, P.C. 121 1st Avenue South, Suite 200 Franklin TN 37064	The actual consideration or value, whichever is greater, for this transfer is **$46,900.00** Affiant Subscribed and sworn to before me, this the 26th day of February, 2004. Notary Public My commission expires: 2/23/05

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gregory P. Motzenbecker	**NEW OWNER**	**Map 083-09, Parcel 102**
1416 McKennie Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lane Easterly, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregory P. Motzenbecker, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 easterly one-half (1/2) of Lot No. 5 of Block No. 3 on the map of D.H. Bailey's Subdivision of part of the Allison Property, of record in Book 161, Page 73, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

SAID part of Lot 5 fronts 50.0 feet on the north side of Forrest Avenue and runs back between parallel lines 160.0 feet to an alley.

Being the same property conveyed to Lane Easterly, unmarried, by Deed from David M. Taylor, unmarried, of record in Book 11009, Page 380, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 03/08/04 11:35 2pgs
Fees:13.00 Taxes:173.53
20040308-0026116

This is Improved (____) Unimproved (_X__) property, known as: **1303 Forrest Avenue, Nashville, TN 37206**

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this **26th** day of **February, 2004.**

Lane Easterly

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lane Easterly,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **February, 2004.**

Notary Public

My Commission Expires: 4/10/05

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05