WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/08/04 13:52 2pgs
Fees:13.00 Taxes:227.55

20040308-0026274

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,500.00

Eloise Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

My Commission Expires MAY 30, 2007

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, Inc., 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eloise Jackson	Eloise Jackson	92-5-292
(NAME)	(NAME)	
802 32nd Avenue North	P.O. Box 280676	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37228	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Allison M. Dawkins, and wife, Betty S. Dawkins and William D. Henry, Sr., and wife, Emily D. Henry, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eloise Jackson, 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 south part of Lot nO. 18, Block I, on the Map of Fisk University Place, as of record in Book 421, Page 4 and 5, Register's Office for Davidson County, Tennessee described according to a copy of a survey by Harvey Gee, dated June 7, 1947. Said part of said lot fronts 84.8 feet on the easterly side of 32nd Avenue North, and runs back between lines, 67.5 feet on the north line and 43 feet on the south line to a dead line measuring 77.2 feet thereon.

Being the same property conveyed to Allison M. Dawkins, and wife, Betty S. Dawkins, as to a ½ undivided interest and William D. Henry, Sr., and wife, Emily D. Henry as to a ½ undivided interest, by deed of record in Instrument No. 200007200071761, said Register's Office.

This is improved X unimproved property, known as 802 32nd Ave. N, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 covenant 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 our hands this 18th day of February, 2004.

William D. Henry, Sr.

Emily D. Henry by William D. Henry Sr. Atty in fact

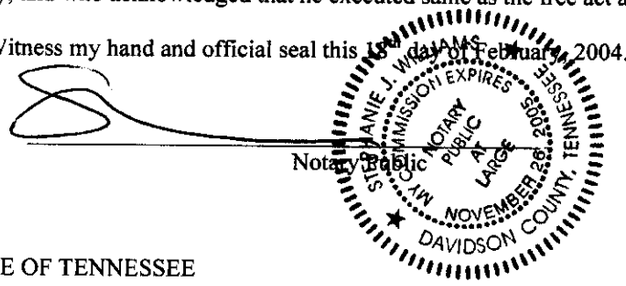
Allison M. Dawkins

Betty S. Dawkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **William D. Henry, Sr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Emily D. Henry**, and who acknowledged that he executed same as the free act and deed of said **Emily D. Henry**.

Witness my hand and official seal this 18th day of February, 2004.



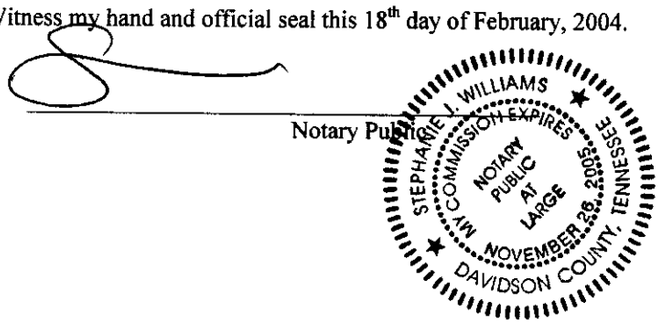
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Williami D. Henry, Sr., Allison M. Dawkins and Betty S. Dawkins**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of February, 2004.



Notary Public