THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22418-02-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $82,000.00. Minna Cook Gioia Affiant Subscribed and sworn to before me this 5th day of March, 2004. Notary Public My Commission Expires:

GERALD G. PATTESON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Jan Baker Pass Minna Cook Gioia P.O. Box 159136 Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.105.05 Parcel No. 085.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary W. Wickware, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jan Baker Pass and Minna Cook Gioia, as tenants in common** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1403 15th Avenue South, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of March, 2004.

Mary W. Wickware
by Ed R. Davies, Attorney In Fact

Mary W. Wickware, BY: Ed R. Davies, Attorney-In-Fact pursuant to a power of attorney of record as Instrument No. 20030911-0133393, Register's Office for Davidson County, Tennessee

Davidson County DEEDWARR
Recvd: 03/11/04 14:49 2pgs
Fees:13.00 Taxes:303.40

20040311-0028302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ed R. Davies**, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said **Mary W. Wickware** and is authorized by the said **Mary W. Wickware** to execute this instrument on HER behalf.

Witness my hand, at Office, this 5th day of March, 2004.

My commission expires: _____

GERALD G. PATTESON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly 30.6 feet of Lot No. 2 and the northerly 28 feet of Lot No. 3, of the Subdivision of Lot No. 40 in O.B. Hayes Plan of Large Lots, as of record in Book 148, page 433, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary W. Wickware by deed dated March 28, 1985 from Lee H. Pennington and wife, Jasa P. Pennington of record in Book 6522, page 73, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) All matters on the Plan of record in Book 148, page 433, Register's Office for Davidson County, Tennessee.