THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $125,000.00. Affiant Subscribed and sworn to before me this 12th day of March, 2004. Notary Public My Commission Expires: 09/30/2006
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 22361-02-2004** File Box 9B	

WILLIAM T. CHAPMAN IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires SEPT 30, 2006

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Patrick L. Pickens 2310 Cisco Street Nashville, TN 37204	PREFERRED HOME MTG. 123 NW 13 ST. #207 BOCA RATON, FL 33432	Map No.118-02 Parcel No. 037.00

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, **Kenyetta Warrick, individually and as Independent Administrator of the Estate of Zeola B. Gaines, deceased,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick L. Pickens** ("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 2310 Cisco Street, Nashville, TN, 37204

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 11th day of March, 2004.

Kenyetta Warrick

Kenyetta Warrick

Kenyetta Warrick, Independent Administrator of the Estate of Zeola B. Gaines, deceased

Kenyetta Warrick, Independent Administrator of the Estate of Zeola B. Gaines, deceased

STATE OF ILLINOIS, COUNTY OF COOK SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kenyetta Warrick, individually, and as Independent Administrator of the Estate of Zeola B. Gaines, deceased,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2004.

Notary Public

My Commission Expires: 8/10/06

OFFICIAL SEAL
JERRI D CAIN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 08/10/06

Davidson County DEEDWARR
Recvd: 03/17/04 11:44 2pgs
Fees:13.00 Taxes:462.50

20040317-0030340

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of David Lipscomb Subdivision, as of record in Plat Book 547, page 145, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Irvine Gaines and wife, Zeola B. Gaines, by deed dated 12/28/1976 from Mary Benjamin Chavers, an unmarried person, of record in Book 5100, Page 947, Register's Office for Davidson County, Tennessee. Irvine Gaines died in 1990, and Zeola B. Gaines died intestate on February 9, 2003, a resident of Illinois, leaving her daughter, Kenyetta Warrick, as her only child and sole surviving heir-at-law. Kenyetta Warrick qualified as Independent Administrator of the Estate of Zeola B. Gaines, Cause No. 03P 3478, Circuit Court for Cook County, IL.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee;
2) All matters appearing on the Plan of record in Plat Book 547, page 145, Register's Office for Davidson County, Tennessee.