WARRANTY DEED

PREPARED BY"
AMERICA'S TAX TABLE
624 MAIN STREET
NASHVILLE, TN 37206

ADDRESS-NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Nicole B. Grisby 624 Main Street Nashville, TN 37206	SAME	MAP 81-11 Parcel 133

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledge, **Janette Hill** , hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto Nicole B. Grisby, hereinafter called " Grantee", her heirs and assigns , forever , a certain tract or parcel of Land situated In Davidson County , State of Tennessee, described as follows, to wit :

Land in Davidson County, Tennessee , being lots nos. 45 and 46 on the Map on S. A. Champions's Subdivision of record in Book 161, page 132, Register's Office for said County.

Said lots adjoin and front together 88 feet on the westerly side of 21st Avenue North, and run back between lines, 154.8 feet on the northerly line along the margin of an alley and 154.6 feet, more or less, on the southerly line to another alley in the rear.

Being the same property conveyed to Janette Hill by deed from W.M. Brandon and wife, Alzia Brandon of record in *INST 9971/340 , Register's Office for Davidson County, Tennessee. The said W. M. Brandon and wife, Alzia Brandon, both being deceased, Lillian McAlpin holds title as the only living heir at law.

* Book / Page

This conveyance is subject to any and all existing easements of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,954.56

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March 2004.

Deputy Register

Davidson County DEEDWARR
Recvd: 03/17/04 12:15 2pgs
Fees:13.00 Taxes:184.83

20040317-0030477

PICK-UP

TO HAVE AND TO HOLD the said property, with all appurtences, estate, title, and interest hereto belonging to the Grantee , her heirs and assigns forever; and Grantor does Covenant with the said Grantee that I 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 Grantor does further covenant and bind me, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomever. 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 hand this 17 day of March,

Janette Hill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County And State ,the name within, **Janette Hill** the Bargainer , with whom I am personally aqquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of March, 2004

NOTARY PUBLIC

My Commission Expires: July 29, 2006