THIS INSTRUMENT
PREPARED BY AND RETURN TO:

SHARON K. ANDERSON, ATTORNEY
46 TIMBER CREEK DRIVE
CORDOVA, TN 38018

Davidson County DEEDWARR
Recvd: 04/02/04 08:40 3pgs
Fees:18.00 Taxes:18.50

20040402-0037095

WARRANTY DEED

THIS INDENTURE, made and entered into on this **19th day of March, 2004,** by and between

SOUTHERN FINANCIAL INC., ,

party of the first part, and

FRANK MALVEZZI party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of ~~Shelby~~ Davidson, State of Tennessee:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF BEING THE SAME PROPERTY CONVEYED TO GRANTOR HEREIN BY DEED OF RECORD AT 200309190138825; ALL IN THE AFORESAID REGISTER'S OFFICE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

SOUTHERN FINANCIAL INC.
By: Bentley DeLoach, VP

_____

_____

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared SOUTHERN FINANCIAL INC., &V33& to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

Witness my hand and official seal at Memphis, Tennessee, this **19th** day of **March, 2004.**

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Bentley DeLoach **with whom I am personally acquainted, and who, upon oath, acknowledged him/herself to be the** Vice Pres **for the herein Grantors, the within named bargainors, and that he/she as such** Vice Pres **being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the grantor as such** Vice Pres.

Witness my hand and official seal, this **19th** day of **March, 2004.**

SHARON K. ANDERSON NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN. MY COMM. EXP. 2-14-07

Notary Public

My Commission Expires:

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 5,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **19th** day of **March, 2004.**

SHARON K. ANDERSON NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN. MY COMM. EXP. 2-14-07

Notary Public

My Commission Expires:

Property Address:

1519 12th Avenue North
Nashville, Tn 37208

Name and address of property owner:
Frank Malvezzi
P. O. Box 770926
Memphis, TN 37208

Mail Tax Bills to:

Frank Malvezzi
P. O. Box 770926
Memphis, TN 37208 Parcel No. 81-12-190.00

Exhibit "A"

Situated in Davidson County, Tennessee, to wit:

Being the south 50 feet of Lot No. 7 on the Plan of Scott Five Acre Tract in North Nashville, as of record in Minute Book Q, Page 60, County Clerk's Office for Davidson County, Tennessee. Said part of Lot No. 7 fronts 50 feet on the west side of 12th Avenue, North, and runs back between parallel lines 154 feet to an alley.