RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP42903

Davidson County DEEDWARR
Recvd: 04/07/04 13:36 2pgs
Fees:13.00 Taxes:555.00
20040407-0039644

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this ____ day of March 2004.

Notary Public
My commission expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29 2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Marshall I. Karr 173 CARNATION PKWY NASHVILLE, TN 37205	SAME	92-12/22

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Hattie Burns an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Marshall I. Karr, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being remainder not used for the widening of Project No. 68-R-43, Charlotte Avenue, Lot No. 7, on the Map of John R. Hudson's Addition, as shown on plat of record in Plat Book 21, page 136, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.Said part of Lot No. 7 fronts 50 feet on the new relocated northerly margin of Charlotte Avenue, formerly Cedar Street, and runs back between parallel lines, 118 feet to an alley, on which it measures 50 feet thereon.

Being the same property conveyed to Hattie Burns by Deed of record in Book 8632, Page 509, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) The dower, curtesy, homestead, community property, or other statutory marital rights, if any, of the spouse of any individual insured. 2) Rights or claims of parties in possession not shown by the public records. 3) Easements, or claims of easements, not shown by the public records. 4) Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey should show. 5) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. 6) Taxes for the year 2004, a lien, which are not yet due and payable. Tax Parcel No. 92-12/22 7) If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq. 8) All matters shown on Plat recorded in Book 21, page 136. 9) Gas Service Line or Fuel Line easement as set forth in Instrument of record in Book 9096, page 985.

This property is improved property known as 1716 Charlotte Ave., Nashville, Tennessee 37203

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 29th day of March, 2004.

Hattie Burns

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hattie Burns , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of March, 2004.

Notary Public

My Commission expires: 4/21/07

FILE NO: 04296

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.