This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 04/20/04 15:48 2pgs
Fees:13.00 Taxes:151.70
20040420-0044838

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 41,000.00

Affiant

Subscribed and sworn to before me, this 14th day of April, 2004.

Notary Public

My Commission Expires: March 6, 2006

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN My Comm. Exp. March 6, 2006

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
P.G.F. Investments 129 Cherry Hill Dr. Suite 17-B Hendersonville, TN 37075	Same	82-12-154.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Albert Gilbert Jones, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **P. G. F. Investments, a Tennessee general partnership**, hereinafter called the Grantee, its successors and representatives, a certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 161 on the Plan of Neill S. Brown's Addition to East Nashville, as of record in Book 57, page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 161 fronts 50 feet on the westerly side of Myrtle Avenue and runs back between parallel lines, with the northerly margin of Smiley Street, 170 feet to an alley.

Being the same property conveyed to Albert Gilbert Jones and wife, Annie Bell S. Jones by Warranty Deed of record in Book 2440, Page 54, Register's Office for Davidson County, Tennessee.

The said Annie Bell S. Jones having since died on June 20, 1994.

The said Albert Gilbert Jones having since remarried to Nancy M. Jones.

The said Nancy M. Jones joins this conveyance to convey any marital interest she may have.

This conveyance in made subject to:

1. 2004 County taxes a lien not yet due and payable.

2. Plan of record at Book 57, page 50, Register's Office for Davidson County, Tennessee.

This is improved property known as : 300 Myrtle Street, Nashville, TN 37206

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantee, its successors and representatives, against the lawful claims of all persons whomsoever.

WITNESS my hand this 14th day of April, 2004.

Albert Gilbert Jones

Nancy M. Jones

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Albert Gilbert Jones and Nancy M. Jones, 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, at Nashville, Tennessee, this 14th day of April, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: March 6, 2006

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN