Book 5

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/04/04 09:14 2pgs
Fees:13.00 Taxes:656.75

20040504-0050366

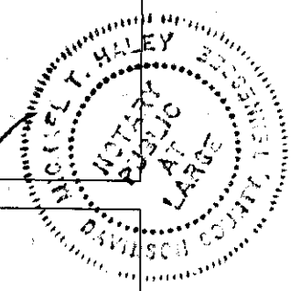
STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $177,500.00.

Robert W. Pierson
Affiant

Subscribed and sworn to me on April 30, 2004.

NOTARY PUBLIC
My Commission Expires: 9/25/07



THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
Our File Number; 2004-006

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Robert W. Pierson 3603 Dakota Avenue Nashville, TN 37209	SAME	92-13/ 427

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rochford Realty and Construction, Inc., hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Robert W. Pierson, Married, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 158 and the Easterly half of Lot No. 159 on the Map of Hortense Place of record in Book 161, Page 167, Register's Office for Davidson County, Tennessee, which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Rochford Realty and Construction, Inc. by deed from Bruce Hardin, of record in Instrument No. 20030815-0118273, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County and subsequent taxes are assumed by the Grantee; and

2. Matters shown on subdivision plat of record in Book 161, pages 167, in the Register's Office for Davidson County, Tennessee; and

3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3603 Dakota Avenue, Nashville, TN 37209.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is 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; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands on April 30, 2004.

Rochford Realty and Construction, Inc.

BY: _____

ITS: V P.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Jimmy Morrissey, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who, upon oath, acknowledged himself to be the acting President of Rochford Realty and Construction, Inc., the within named bargainor, and that he as such acting President executed the foregoing instrument for the purposes therein contained, by signing for Rochford Realty and Construction, Inc. by himself as acting President.

WITNESS MY HAND AND OFFICIAL SEAL, this the 30th day of April, 2004.

_____
NOTARY PUBLIC

My Commission Expires: 9/25/04

NOTARY PUBLIC AT LARGE