State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Subscribed and sworn to before me, this 2nd day of April, 2004.

Priscilla A. Etheridge
Affiant

My Commission Expires:
10-13-07

Notary Public

File No. 29290

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN My Commission Expires

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs, Inc.
205 Powell Place
Suite 227
Brentwood, TN 37027

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Don Etheridge Priscella A. Etheridge		NAME: Don Etheridge & wife Priscella A. Etheridge	
STREET ADDRESS: 2205 Selma Ave		STREET ADDRESS: 2205 Selma Avenue	
CITY: Nashville	STATE: Tennessee	CITY: Nashville	STATE: TN
ZIP CODE: 37214		ZIP CODE: 37214	
MAP & PARCEL NO.: 084.14-0-046.00			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Joseph A. Rozell, III and wife, Charmayne Rozell

Hereinafter called Grantors have, bargained and sold, and by these presents does hereby transfer and convey unto Don Etheridge and wife, Priscella A. Etheridge

Hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 108, on the Plan of Section Two, Castlewood Estates, of record in Plat Book 2331, Page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 108 fronts 113.7 feet on the southerly side of Selma Avenue and runs back 153.2 feet on the easterly line and 137.5 feet on the westerly line to a dead line in the rear on which it measures 117.6 feet.

BEING the same property conveyed to Joseph A. Rozell, III by Quit Claim Deed from Wilba T. Rozell, sole owner and widow of the late Joseph A. Rozell, Jr., dated 02/15/1979, recorded 02/16/1979, in Book 5395, Page 963, in the Register's Office of Davidson County, Tennessee Records.

This is improved property known as 2205 Selma Ave, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 2nd day of April, 2004.

Joseph A. Rozell, III

Charmayne Rozell

Davidson County DEEDWARR
Recvd: 05/04/04 10:21 2pgs
Fees:13.00 Taxes:536.50

20040504-0050425

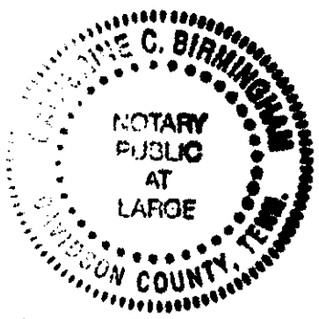
State of Tennessee
County of Davidson } ss

On this the 2nd day of April, 2004, before me, the undersigned Notary Public, personally appeared **Joseph A. Rozell, III and wife, Charmayne Rozell,** known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires _____

WARRANTY DEED



Commission Expires JULY 30, 2005