Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #04-1193

Davidson County DEEDWARR
Recvd: 06/07/04 14:49 2pgs
Fees:13.00 Taxes:490.25
20040607-0067068

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Curtis Joe Majors, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Jacqueline Hughes and Susan Henderson, both unmarried, as tenants in common, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, Being Lot No. 164 on the Plan of Hortence Place, of record in Book 161, page 167, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Curtis Joe Majors by Quitclaim deed from Shirley Louise Majors, dated August 4, 1989, of record in Book 7913, page 807, RODC. Also being the same property conveyed to Curtis J. Majors, Jr. and wife Shirley L. Majors by warranty deed from Martha L. Overton of record in Book 5563, page 609, RODC. Joyce Majors, spouse of Curtis Joe Majors joins in the execution of this document to convey any marital interest she may have in the subject property. Curtis Joe Majors and Curtis J. Majors, Jr. are one and the same person.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 245 35th Avenue North, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 2nd day of June, 2004

Curtis Joe Majors

Joyce Majors

State of Tennessee)
County of Davidson)

On this 2nd day of June, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Curtis Joe Majors and Joyce Majors, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 132,500.00.

Affiant

Sworn and subscribed before me on this the 2nd day of June, 2004.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Jacqueline Hughes Susan Henderson 245 35th Avenue North Nashville, TN 37209	Union Planters Bank, National 158 Madison Avenue Memphis, TN 38101	92-13-381