03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/11/04 08:49 2pgs
Fees:13.00 Taxes:1128.50
20040611-0069269

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $308,000.00

Affiant

Subscribed and sworn to before me, this 4th day of June, 2004.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

03-0405-31994

Address of New Owner:	Send Tax Bills to:	Tax Information
James K. Trigg 5002 Wyoming Avenue Nashville TN 37209	Chase Manhattan Mortgage 1901 Roxborough Road, Suite 406 Charlotte, NC 28211	103-3-115

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John A. Rakestraw, Jr. and wife, Mary Katherine Morn, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James K. Trigg and wife, Patricia M. Lynch, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being part of Block 25 on the Plan of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, Page 18, said Register's Office.

Beginning at a point 60 feet from the westerly margin of 50th Avenue North in the northerly margin of Wyoming Avenue, formerly Sixth Avenue, westerly with said northern margin 50 feet to a point; thence north 150 feet to the southerly margin of a 20 foot alley; thence easterly 50 feet with said alley to a point; thence South 150 feet to the point of beginning.

Being the same property conveyed to John A. Rakestraw, Jr. and wife, Mary Katherine Morn by deed from Thomas Hayden Lee and wife, Laurie Sanders Lee, of record in Book 10550, Page 847, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5002 Wyoming 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 4th day of June, 2004.

John A. Rakestraw, Jr.

Mary Katherine Morn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John A. Rakestraw, Jr. and Mary Katherine Morn, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 4th day of June, 2004.

Diane K. Mann
State of Tennessee at Large

NOTARY PUBLIC AT LARGE
DIANE K. MANN
WILLIAMSON CO.

My Commission expires 03/14/05