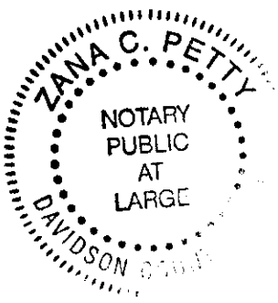
FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2004

Notary Public:

MY COMMISSION EXPIRES: 1/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ronna Graham	Central Illinois Bank	Map 85
110 Benson Road	1801 E. Empires St, Suite B	Group 13
Nashville, TN 37214	Bloomington, IL 61704	Parcel 57

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, we

Winnifred Ann Watts, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Ronna Graham, a single person

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 3rd, formerly 2nd , Civil District of said County, being part of Lot No. 8 on the Plan of the Real Estate of Jere Bowen, deceased, as of record in Plan Book 2, Page 134, Chancery Court at Nashville, described according to a survey made by J.R. Wauford and Co., Surveyors, November 1, 1952, as follows:

Beginning at a stake on the northerly margin of Benson Avenue at the southwest corner of the property conveyed to Thomas Polk Rogers and wife by deed from J.W. Jordan of record in Book 2139, Page 538, Register's Office for said County; thence with Rogers' westerly line north 2 degrees 30' east 375 feet and north 24 degrees east 113 feet, more or less, to the low water mark of Stone River, being Rogers' northwest corner; thence with the low water mark of said Stones River north 57 degrees 30' west 67.5 feet to the northeast corner of the property conveyed to C.A. McClendon, Jr. and wife, by deed from J.W. Jordan, of record in Book 2107, Page 1, said Register's Office; thence with McClendon's easterly line south 23 degrees 30' west 232.7, more or less, to a red bud tree and south 2 degrees 30' west 300 feet to the northerly margin of Benson Avenue; thence with same north 86 degrees 10' east 104 feet to the beginning.

Being the same property conveyed to Winnifred Ann Watts, a married person, by Quitclaim Deed from Winnifred Ann Watts, Successor Executrix of the Estate of Curtis C. Youngblood, of record in Instrument 20020913-0111735, dated July 26, 2002, Register's Office for said County. See also Will of record in 02P-1090 and deed of record in Book 2145, Page 163, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the grantees; (2) All matters appearing on the plan of record in Book 2, Page 134, said Register's Office; (3) Sanitary Sewer Easements of record in Book 5582, Page 823 and Book 4774, Page 920, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 110 Benson Road, Nashville, TN 37214

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 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. 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.

Davidson County DEEDWARR
Recvd: 06/17/04 11:10 2pgs
Fees:13.00 Taxes:414.40

20040617-0071715

Witness my hand this 16th day of June, 2004.

Winnifred Ann Watts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Winnifred Ann Watts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of June, 2004.

My Commission Expires: 1-27-07

Notary Public

