Return to: First Title and Escrow Company, Inc.
2000 Richard Jones Road Suite 110
Nashville, Tennessee 37215
File number 23044

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 18540B

MAP/GROUP/PARCEL:
091-15-0/145.00

Davidson County DEEDWARR
Recvd: 07/28/04 12:17 2pgs
Fees:13.00 Taxes:587.19
20040728-0090290

NEW OWNER'S NAME AND ADDRESS:
MARSEY WALLER
5210 DAKOTA AVENUE
NASHVILLE, TN 37209

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JOHN C. JENNINGS and JERELYN W. JENNINGS, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto MARSEY WALLER, AN UNMARRIED WOMAN, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 60 FEE OF THE SOUTHERLY 150 FEET OF BLOCK 15 ON THE MAP OF REALTY SAVINGS BANK AND TRUST COMPANY'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, AS OF RECORD IN BOOK 421, PAGE 18, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF BLOCK 15 FRONTS 60 FEET ON THE NORTHERLY SIDE OF DAKOTA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE EASTERLY MARGIN OF 53RD AVENUE NORTH, 150 FEET TO AN ALLEY.

The subject property is commonly known as 5210 DAKOTA AVENUE, Nashville, TN 37209.

BEING the same property conveyed to Grantors herein by deed of record in Instrument #20030919-0138614, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JOHN C. JENNINGS

JERELYN W. JENNINGS

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JOHN C. JENNINGS and JERELYN W. JENNINGS, HUSBAND AND WIFE, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 16th day of July 2004.

NOTARY PUBLIC

My Commission Expires:

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES: SEPT 22, 2007

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $158,700.00.

AFFIANT

Sworn to and subscribed before me, this the 16th day of July 2004.

NOTARY PUBLIC

My Commission Expires:

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES: SEPT 22, 2007