Davidson County DEEDWARR
Recvd: 08/31/04 09:27 2pgs
Fees:13.00 Taxes:259.00

20040831-0104991

|ADDRESS NEW OWNER:|	|SEND TAX BILLS TO:|	|MAP-PARCEL NO.
Pauline P. Forkum and Charles E. Haynes		New Owner	Map 083-1
4307 Central Pike			Parcel 322.00
Hermitage, TN 37076			12053 26B

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Verla Mae Randolls, an unmarried person,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Pauline P. Forkum and Charles E. Haynes,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 160 feet of the northerly 50 feet of Lot No. 5 on the Map of Greenway, as of record in Book 421, page 110, said Register's Office for said county.

Said part of Lot No. 5 fronts 50 feet on the westerly side of 14th Street, and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Ernest Milton Randolls and wife, Verla Mae Randolls by deed of record in Book 4622, page 708, said Register's Office, the said Ernest Milton Randolls having since died. Title was vested in Verla Mae Randolls as the sole surviving tenant by the entirety.

This description is the same as was used in the last deed of record.
This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. All matters on the Plan of record in Book 421, page 110, Register's Office.

This is improved property commonly known as 1112 N. 14th Street, Nashville, Tennessee 37206

|STATE OF TENNESSEE|
|COUNTY OF DAVIDSON|

The actual consideration or value, whichever is greater for this transfer is $70,000.00.

Affiant

Subscribed and sworn to before me this 27th day of August, 2004.

Notary Public

My Commission Expires: 9/20/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of August, 2004.

Verla Mae Randolls
by James Robson

Verla Mae Randolls
by: James Robson, Attorney in Fact
of record as Instrument No. 20010824-0091646.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of August, 2004, before me personally appeared James Robson, to me known to be the person who executed the foregoing instrument on behalf of Verla Mae Randolls and who acknowledged that he executed the same as the free act and deed of the said Verla Mae Randolls.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of August, 2004.

Notary Public

My Commission Expires: 9/22/07