Davidson County DEEDWARR
Recvd: 09/17/04 10:43 4pgs
Fees:23.00 Taxes:1147.00
20040917-0112123

Prepared By:
NEAL & HARWELL, PLC
2000 One Nashville Place
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
New Millennium Properties, Inc. 655 Harpeth Trace Drive Nashville, TN 37221	SAME	Map 82-12 Parcel 312

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Victoria B. Jackson, an unmarried person, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto New Millennium Properties, Inc., the GRANTEE herein, its heirs, successors and assigns, a certain tract of land in Davidson, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot 3, Resubdivision of Lots 2, 3, 4, 5, 6, 7, and Part of Lot 8, Paynes Addition to Edgefield, as shown on plat of record in Plat Book 5210, page 69, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular legal description of said property.
>
> There is included in the foregoing description but excluded from this conveyance the following described property conveyed to Frank A. Varallo and wife, Eva R. Varallo, and Marie V. Zanini by H.O. Balls by deed of record in Book 5245, page 757, Register's

Office for Davidson County, Tennessee, fronting 10 feet more or less on the south margin of Main Street; and a small parcel conveyed by H.O. Balls to Nashville Housing Authority by deed of record in Book 3949, page 198, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by deeds to Victoria B. Jackson of record in Book 8011, page 128, Book 7613, page 116, and Book 6888, page 189, Register's Office for Davidson County, Tennessee.

This is improved property known as 920 (or 922) Main Street, Nashville, Tennessee.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs, successors and assigns forever.

GRANTOR covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, that she has good right to convey it and the same is unencumbered except for the following:

1. Real property taxes for 2004, which have been prorated between the parties herein.

2. All matter on the plan of record in Plat Book 5210, Page 69, Register's Office for Davidson County, Tennessee, including but not limited to, an Owner's Certificate, certain notes, setback lines and easements.

GRANTOR further covenants and binds herself, her heirs, successors and representatives to warrant and forever defend the title to the said land to the GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 11TH day of September, 2004.

VICTORIA B. JACKSON

ACKNOWLEDGMENTS

STATE OF FLORIDA)
COUNTY OF DUVAL)

Personally appeared before me, a Notary Public in and for said County and State, Victoria B. Jackson, the within named bargainor, 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 seal, at office in JACKSONVILLE, Florida, this the 11TH day of September, 2004.

Notary Public

FLOYD ARNOLD OSBORN
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD168755
EXPIRES 1/13/2007
BONDED THRU 1-888-NOTARY1

My Commission Expires:
1-13-2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $310,000.00.

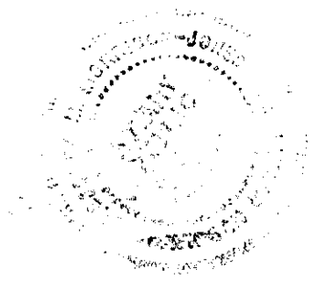
Affiant

Sworn to and subscribed before me this 15th day of September, 2004.

Notary Public

My Commission Expires:

3-25-06



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