WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/22/04 12:32 2pgs
Fees:13.00 Taxes:1036.00

B-MSM-04-103 20041222-0152189

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rico L. Hannah	New Owner	
103 Fern Avenue	(NAME)	71-14-20
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SUSAN SPEIGHTS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICO L. HANNAH, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 32, 33 AND THE SOUTHERLY 38 FEET OF LOT 34 ON THE MAP OF J.B. HAYNIE'S GROVE PLAN, OF RECORD IN BOOK 57, PAGE 64, REGISTER'S OFFICE FOR SAID COUNTY.□□SAID LOTS 32 AND 33 FRONT 50 FEET ON THE EAST SIDE OF BIRCH AVENUE AND THE SOUTHERLY 38' OF LOT 34 FRONTS 38' ON THE EAST SIDE OF BIRCH AVENUE AND ALL RUN BACK BETWEEN PARALLEL LINES 125 FEET OR AN ALLEY.□□

BEING THE SAME PROPERTY CONVEYED TO SUSAN SPEIGHTS BY DEED FROM ROY PARKER AND FANNIE PARKER RECORDED MAY 8, 2003 IN INSTRUMENT NO. 20030508-0061792, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Also being the same property conveyed to Roy Parker and wife, Fannie Parker by deed from Jacalyn Carruth Waddell, n/k/a Jacalyn W. Liljegren and husband, David Liljegren, executed on July 9, 1998 and filed for record on July 14, 1998 in Book 11020 Page 135, said Register's Office.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

*unmarried

unimproved ( )
This is improved (X) property, known as 103 Fern Avenue, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 10th day of December, 2004.

Susan Speights

Melvin Hannah

STATE OF Tennessee
COUNTY OF Davidson

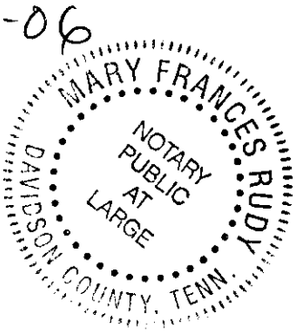
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Speights, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 10th day of December, 2004.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903