This instrument was prepared by:

Carolyn Piphus, Esq.
Smith, Hirsch, Blackshear & Harris, PLC
One Vantage Way, Suite B-105
Nashville, Tennessee 37228
(615) 242-5003

CAROLYN PIPHUS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater is $94,000.00/

Affiant

Subscribed and Sworn to before ~~me, this~~ 14th day ~~of January~~, 2005.

Notary Public

My Commission Expires: 07/21/2007

MAP-PARCEL# 81-16-246

The Name and Address of the new owners are:

Jessica M. Jones
1034 Scovel Street
Nashville, Tennessee 37208

MAIL TAX BILLS TO:

Capital Bank and Trust Company
1820 West End Avenue
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 01/18/05 15:33 2 pgs
Fees:13.00 Taxes:347.80
20050118-0006304

WARRANTY DEED

This Deed, made and entered into on the day and year written below by and between THE FIFTEENTH AVENUE BAPTIST COMMUNITY DEVELOPMENT CORPORATION, A TENNESSEE CORPORATION hereinafter referred to as GRANTOR, and JESSICA M. JONES, UNMARRIED hereinafter referred to as GRANTEE.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), Cash in hand paid by the GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, GRANTOR, have bargained and sold, and by these presents do transfer and convey unto the GRANTEE, her heirs and assigns all rights, title, interest, claim or demand of GRANTOR in a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto lying and being in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County Tennessee, being Lot No. 2 on the Plat of the First Revision of Lot 39 and the westerly half of Lot 40, McGavock's Town of North Nashville of record as Instrument No. 20040224-0020830, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description of said lot.

Being part of the same property conveyed to Fifteenth Avenue Baptist Community Development Corporation, A Tennessee Corporation, by deed of record as Instrument No. 20011226-0141466, said Register's Office. Fifteenth Avenue Baptist Community Development Corporation and The Fifteenth

Avenue Baptist Community Development Corporation are one and the same entity.

This conveyance is subject to the following:

Matters shown on the plat of record as Instrument No. 20040224-0020830, said Register's Office;

Metropolitan Board of Zoning Appeals Order of record as Instrument No. 20031201-0172572, said Register's Office; and

2004 taxes unpaid, but not yet delinquent.

This is improved property known as 1034 Scovel Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said interest in the tract or parcel of land, with the appurtenants, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 successors and representatives, to warrant and forever defend the title to said land to the said GRANTEE, her 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 hand at office in Nashville, TN this 14th day of January, 2005.

THE FIFTEENTH AVENUE BAPTIST COMMUNITY DEVELOPMENT CORPORATION

By: Alberta B. McClellan
Alberta B. McClellan

Title: Exe. Dir.

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 **Alberta B. McClellan,** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Executive Director for The Fifteenth Avenue Baptist Community Development Corporation, the within named bargainor, and that she as such Executive Director, executed the forgoing document for the purposes therein contained, by signing her name as the Executive Director on behalf of the corporation.

Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of January, 2005.

Notary Public

My Commission Expires: 07/21/2007

CAROLYN PIPHUS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007