[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Treg Warner	New Owner	Map 104-8
4407 Hunt Place		Parcels 271 & 272
Nashville, TN 37215		26b 12183

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, **Bill J. Hancock and wife, Bonnie L. Hancock** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Treg Warner, an unmarried person** (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:

Davidson County DEEDWARR
Recvd: 02/03/05 14:01 3 pgs
Fees:18.00 Taxes:2220.00
20050203-0012883

See attached Exhibit A for legal description.

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 2005 and subsequent years.
2. Permanent Slope Easement of record in Book 4716, page 869 (tract I) and Book 4668, page 283 (tract II), said Register's Office.

This is improved property commonly known as 1619 & 1701 17th Avenue South, Nashville, TN 37203.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $600,000.00.

Affiant

BARBARA ... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

Subscribed and sworn to before me this 1st day of February, 2005.

My Commission Expires: 9/22/07

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

And Grantors do covenant with the said Grantee that the Grantors are 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 Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 1st day of February, 2005.

Bill J. Hancock

Bonnie L. Hancock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Bill J. Hancock and wife, Bonnie L. Hancock with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of February, 2005.

BARBARA L. MARY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07

EXHIBIT A

TRACT I:

Land in Davidson County, Tennessee, being part of Lot No. 58 in the O. B. Hays plan of large lots called Rokeby, as of record in Book 21, page 87, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 58 begins in the westerly margin of 17th Avenue South formerly Addison Avenue, on the line between Lots Nos. 58 and 68 on said plan; thence with the line between said two lots westwardly 157.25 feet, more or less, to the easterly margin of a proposed alley; thence with said alley northwardly fifty five feet; thence parallel with the first line eastwardly 157.25 feet, more or less, to the westerly margin of said Avenue; thence with said Avenue southwardly fifty five feet to the beginning.

Being the same property conveyed to BILL J. HANCOCK AND WIFE, BONNIE L. HANCOCK, by deed of record in Book 9330, page 450, said Register's Office.

TRACT II:

Land in Davidson County, Tennessee, being part of Lot No. 58 in O. B. Hayes Plan of Large Lots called Rokeby, as of record in Book 21, page 87, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of 17th Avenue South, formerly Addison Street, 55 feet northerly from the line between Lots 58 and 68; thence westerly parallel with said line, 157.25 feet more or less to the easterly margin of a 10-foot alley; thence with said alley, northerly 55 feet; thence easterly 157.25 feet more or less to the westerly margin of said Avenue; thence with the same, southerly 55 feet to the point of beginning.

There is included herein, but expressly excluded therefrom, the following described permanent slope easement purchased by the Nashville Housing Authority by Clerk's deed from George L. Rooker Clerk of the Circuit Court, of record in Book 4668, page 283, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point, said point being the northeast corner of the above mentioned property; thence along the westerly margin of 17th Avenue, South, in a southerly direction a distance of 55 feet, more or less, to a point; thence along the southerly margin of the above mentioned property in a westerly direction a distance of 25 feet, more or less, to a point; thence along a line in a northeasterly direction a distance of 57 feet, more or less, to a point, said point being located in the northerly margin of the above mentioned property; thence along said margin in an easterly direction a distance of 8 feet, more or less, to the point of beginning and containing 906.5 square feet, more or less.

Being the same property conveyed to BILL J. HANCOCK AND WIFE, BONNIE L. HANCOCK, by deed of record in Book 11647, page 291, said Register's Office, and being re-recorded in instrument number * _____, said Register's Office.

* 20050203-0012882