WARRANTY DEED

G-CD-05-0211

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF February, 2005.

Notary Public

MY COMMISSION EXPIRES: JAN. 26, 2005 (AFFIX SEAL)

CARA MONFORTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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:	Davidson County DEEDWARR Recvd: 02/10/05 12:21 2 pgs Fees:13.00 Taxes:155.40
John L. Chambers	New Owner (NAME)	20050210-0015522
211 Peachtree Street (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	119-5-63

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 RICHARD L. JARRETT AND DEBBIE MARTZ AND MARY ANN WHITE AND JENNIFER FOSTER MILLARD AND RACHEL JARRETT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN L. CHAMBERS, 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:

BEING PART OF LOT NO. 8 IN W. F. DAVIS' SUBDIVISION OF BLOCK 22 IN THE CUMBERLAND NURSERIES PLAN, WHICH SUBDIVISION IS OF RECORD IN BOOK 332, PAGE 25, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 8 IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF FOSTER AVENUE AND PEACHTREE STREET; THENCE SOUTHWARDLY WITH THE WEST LINE OF FOSTER AVENUE, 188 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF PART OF SAID LOT SOLD TO RUTH BOONE; THENCE WEST 78.9 FEET TO THE WEST BOUNDARY LINE TO A POINT 50 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 188 FEET TO THE SOUTH LINE OF PEACHTREE STREET; THENCE EASTWARDLY 78.9 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RICHARD L. JARRETT AND WIFE, NELLIE RUTH JARRETT BY INSTALLMENT DEED FROM J. K. FRAKES AND WIFE, EUNICE FRAKES, RECORDED THE 2ND DAY OF MAY, 1950 IN DEED BOOK 1816, PAGE 108, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID RICHARD L. JARRETT HAVING PREDECEASED NELLIE RUTH JARRETT. NELIIE RUTH JARRETT HAVING SINCE DIED INTESTATE LEAVING DEBBIE MARTZ, RICHARD JARRETT JR., MARY ANN WHITE, RACHEL JARRETT, AND JENNIFER FOSTER MILLARD AS HER HEIRS AT LAW AS EVIDENCE BY AFFIDAVIT OF HEIRSHIP RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NUMBER 20050210-0015521, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 211 Peachtree Street, Nashville, Tennessee 37211
(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 4th day of February, 2005.

Richard L. Jarrett

Debbie Martz

Mary Ann White

Jennifer Foster Millard

Rachel Jarrett

STATE OF Tennessee
COUNTY OF Davidson

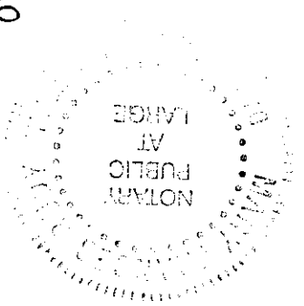
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard L. Jarrett, Debbie Martz, Mary Ann White, Jennifer Foster Millard, and Rachel Jarrett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory 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 4th day of February, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903