PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(_____) Title No: 46140
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/18/05 15:11 2 pgs
Fees:13.00 Taxes:601.25
20050218-0018710

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Martha A. Irwin 1328 Fifth Avenue North Nashville, TN 37208	Same

TAX MAP-PARCEL NUMBERS: 82-9-153

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$162,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kimberly Douglas, unmarried** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Martha A. Irwin, married** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Tract of land in the First Civil District, Nashville, Davidson County, Tennessee being generally located at the southeast corner of the intersection of 5th Avenue North at Taylor Street and being more particularly described as follows, according to a survey made by Gregory E. Daniels, RLS # 1489, of Daniels & Associates, Inc., P.O. Box 3629, Brentwood, TN 37024, dated August 30, 2001 as follows:

Beginning at a Tack in Lead set on the easterly right-of-way of 5th Avenue North; said point being S 27 deg 16' 16" E 35.00 feet from the southerly right-of-way of Taylor Street; and proceeding as follows,

Leaving said easterly right-of-way of 5th Avenue North N 62 deg 58' 45" E. 105.00 feet to an iron pin set; thence,

S 27 deg 16' 16" E 28.21 feet to an iron pin set; thence

S 62 deg 57' 22" W 105.00 feet to a Tack in Lead set on the easterly right-of-way of 5th Avenue North; thence,

With said easterly right-of-way of 5th Avenue North N 27 deg 16' 16" W 28.25 feet to the point of beginning.

Being the same property conveyed to Kimberly Douglas by deed from Michael Garafola, unmarried of record in Doc. No. 20030113-0005275 Register's Office for Davidson County Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; Subject to matters set out on The Plan, with Owner's Certificate, of record in Plat Book 10 Page 606, said Register's Office. Restrictive Covenants running with the land of The Metropolitan Development and Housing Agency in the Phillips-Jackson Street Redevelopment District as of record in Book 9183, page 130, said Register's Office. Phillips-Jackson Street Redevelopment Plan containing restrictive covenants running with the land of the Metropolitan Development and Housing Agency with supplemental requirements as of record in Book 11625, page 280, said Register's Office. A supplement of record as instrument No. 20020425-0051069, said Register's Office.

This is improved property, known as: 1328 Fifth North, Nashville, Tennessee 37208

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of February, 2005.

Kimberly Douglas

State of TENNESSEE
County of DAVIDSON

On this 15th day of February, 2005 , before me the undersigned authority, personally appeared Kimberly Douglas , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $~~150,000.00~~ 142,500.00

Affiant

Sworn and subscribed before me this the 15th day of February, 2005

My Commission Expires: FREDERICA N. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Exp. Nov. 10, 2008

Notary Public