WARRANTY DEED

G-WB-05-1209

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF May, 2005

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

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
Phyllis C. Salter	Wachovia Mortgage Corporation	
1209 Woodland Street (ADDRESS)	(NAME) 210 Wildwood Parkway, Suite 100 (ADDRESS)	
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (CITY) (STATE) (ZIP)	083-09-0 148.00

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 MELISSA PARKER AND ELIZABETH TRENT BOTH UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PHYLLIS C. SALTER, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

BEING LOT NO. 5 ON THE PLAN OF ANDREW ALLISON'S ADDITION TO EAST NASHVILLE, FORMERLY EDGEFIELD, OF RECORD IN BOOK 161, PAGE 74, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 5 FRONTS 50.3 FEET ON THE NORTHERLY SIDE OF WOODLAND STREET AND RUNS BACK BETWEEN PARALLEL LINES 191.3 FEET, MORE OR LESS, TO AN ALLEY ON WHICH IT MEASURES 50.0 FEET.

BEING THE SAME PROPERTY CONVEYED TO MELISSA PARKER AND ELIZABETH TRENT, BOTH UNMARRIED BY WARRANTY DEED FROM ROBERT F. HALL, FREDDIE D. HALL, PATRICIA E. WILLIAMS AND DANNY H. HALL, RECORDED ON NOVEMBER 5, 2003 IN INSTRUMENT NO. 20031105-0162666, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 161, page 74, in the Register's Office, Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/13/05 11:01 2 pgs
Fees:13.00 Taxes:1073.00
20050513-0054246

unimproved ( )
This is improved (X) property, known as 1209 Woodland Street, Nashville, Tennessee 37206
(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 6th day of May, 2005.

Melissa Parker

Elizabeth Trent

STATE OF Tennessee
COUNTY OF Davidson

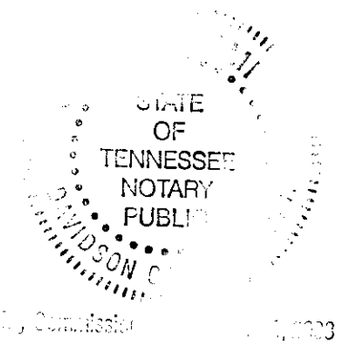
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melissa Parker and Elizabeth Trent, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 6th day of May, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903