Davidson County DEEDWARR
Recvd: 07/01/05 15:55 2 pgs
Fees:13.00 Taxes:499.50
20050701-0076393

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
David Dees, Jr.	Amsouth Bank	Map 83-1
1609 Glen Echo Rd	2050 Parkway Office	Parcel 322.00
Nashville, TN 37205	Birmingham, AL 35244 2274	

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, 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, **Pauline P. Forkum and Charles E. Haynes**, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **David C. Dees, Jr.**, (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:

Land in Davidson County, Tennessee, being the easterly 160 feet of the northerly 50 feet of Lot No. 5 on the map of Greenway, as of record in Book 421, page 110, said Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 50 feet on the westerly side of 14th Street, and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Pauline P. Forkum and Charles E. Haynes by deed from Verla Mae Randolls, of record in Instrument No. 20040831-0104991, said Register's Office for Davidson County, Tennessee.

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. Any and all matters of record in Plat Book 421, page 110, said Register's Office.

This is improved property commonly known as 1112 N. 14th Street, Nashville, Tennessee 37206

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 135,000.00.

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Affiant

Subscribed and sworn to before me this 30 day of June, 2005.

Notary Public

My Commission Expires: 9/20/07

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; has 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 30 day of June, 2005.

Pauline P Forkum by Charles E Haynes Attorney in Fact — Charles E Haynes

Pauline P. Forkum, by Charles E. Haynes her attorney in fact, recorded in Register's Office for Davidson County, TN as Instrument No. 20040528-0063306

Charles E. Haynes

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 **Charles E. Haynes**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 30 day of June, 2005.

BARBARA EMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, Charles E. Haynes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the attorney-in-fact for Pauline P. Forkum, the within named bargainor, and he as such attorney-in-fact, being authorized to do so, executed the foregoing Instrument for the purposes therein contained, by signing the name of Pauline P. Forkum by himself as attorney-in-fact.

Witness my hand, at office, this 30 day of June, 2005.

BARBARA EMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My commission expires: 9/22/07