This instrument prepared by and return to:

FEARNLEY & CALIFF, PLLC
211 DONELSON PIKE, STE. 113
NASHVILLE, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 2nd day of August, 2005, by and between **Elizabeth Swift** party of the first part, and **Joy Urcelle Hinkson** HINCKSON an unmarried woman party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee:

Being Lot No. 1 on the Map of East Nashville Real Estate Company's Plan of Lots, as of record in Book 57, Page 11, in the Register's Office for said County. Said Lot No. 1 fronts 50 feet on the north side of Grace Avenue, Formerly Josephine Avenue, and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Elizabeth Swift , by Warranty Deed of record at Instrument # 200008310086014 in the Register's Office for Davidson County Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2005 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions and easements of record, all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.
WITNESS the signature of the party of the first part the day and year first above written.

Elizabeth Swift by Yolanda Gay Hall _____
Elizabeth Swift
attorney in fact

Davidson County DEEDWARR
Recvd: 09/02/05 11:07 2 pgs
Fees:13.00 Taxes:229.40

20050902-0105630

State of Tennessee County of Davidson

On this 2nd day of August, 2005, before me personally appeared YOLANDA GRAY HALL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact on behalf of ELIZABETH SWIFT, and acknowledged that she executed the same as the free act and deed of the said ELIZABETH SWIFT.

WITNESS my hand, at office, this 2nd day of August, 2005.

My Commission Expires:
5/16/06

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Elizabeth Swift the within named bargain or, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of August, 2005.

NOTARY PUBLIC

My Commission Expires: _____

Property Owner & Address : JOY URCELLE HINCKSON
311 Grace Street
Nashville, TN 37207

Tax Parcel No.: 082-07-0-346.00

Property Address: 311 Grace Street
Nashville , TN 37207

MAIL TAX BILLS TO: JOY URCELLE HINCKSON
311 Grace Street
Nashville, TN 37207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $62,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Joy Hinckson
AFFIANT

SUBSCRIBED AND SWORN TO before me this 2nd day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 5/16/06