WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ - 0 -

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2006

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Gail Jackson Hunter	NEW OWNER	Map 103.03
4900 Colorado Ave.		Group
Nashville, TN 37209		Parcel 261.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Gail Jackson Hunter and Geneva C. Jackson, Executrixes of the Estate of Frances Jackson Boyd

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Gail Jackson Hunter and Geneva C. Jackson
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 7 and the east 20 feet of Lot No. 8 of Block 21 on the Plan of Sylvan Park, not of record.

Said lot and part of said lot adjoin and front together 80 feet to the northerly side of Colorado Avenue, formerly 9th Ave. and run back between parallel lines, along the westerly margin of 49th Ave. No. 160 feet to an alley.

BEING the same property conveyed to William T. Boyd and Frances J. Boyd by deed from Marshall Jackson and wife, Geneva C. Jackson, of record in Book 4358, Page 466, Register's Office for said County. William T. Boyd having predeceased Frances J. Boyd. The said Frances J. Boyd died and devised the property by Will to Gail Jackson Hunter and Geneva C. Jackson. See Probate File #05P1168 of record in Probate Court Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4900 Colorado Ave., Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 6th day of March, 2006.

The Estate of Frances Jackson Boyd

Gail Jackson Hunter, Executrix

Geneva C. Jackson, Executrix

Davidson County DEEDWARR
Recvd: 03/20/06 13:54 2 pgs
Fees:12.00 Taxes:0.00
20060320-0031769

FILE BOX 15

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gail Jackson Hunter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Executrix respectively of the the Estate of Frances Jackson Boyd the within named bargainer, and that he/she as such Executrix being authorized so to do, execute the foregoing instrument for the purposes therein contained by the said Gail Jackson Hunter as such Executrix.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 6th day of March, 2006.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Geneva C. Jackson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Executrix respectively of the the Estate of Frances Jackson Boyd the within named bargainer, and that he/she as such Executrix being authorized so to do, execute the foregoing instrument for the purposes therein contained by the said Geneva C. Jackson as such Executrix.

Witness my hand and official seal at office at Nashville, Tennessee on this the 7 day of March, 2006.

My Commission Expires: January 24, 2009

Notary Public

MARILYN HECHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FILE BOX 45