prepared by

RETURN TO:
TRANSCONTINENTAL TITLE CO
LAKEVIEW RIDGE II
2630 ELM HILL PIKE. SUITE 100
NASHVILLE TN 37214

TN I I5559

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $87,500.00

Andrea Baker
Affiant

Subscribed and sworn to before me, this 14th day of July, 2000.

My commission expires: _____

EFRAIM VALDIVIESO III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
My Commission Expires May 30, 2004

Notary Public

WARRANTY DEED

Instr:200007240072807 Page: 1 OF 3
REC'D FOR REC 07/24/2000 11:09:27AM
RECORD FEE: $15.00
T. TAX: $0.00 T. TAX: $323.75

Address of New Owner & Send Tax Bills to:	Prepared By: Robbie L. McLean, 5342 Western Ave., Knoxville, TN 37921
329 LEAFLAND AVE NASHVILLE, TN 37210	Return To: TransContinental Title Company, 2630 Elm Hill Pike, Ste. 100, Nashville, TN 37214

map & parcel no. 106-13-0/183.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

NANCY M. ECKERT

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

JANET L. SELLERS, UNMARRIED AND TODD R.J. SMITH, UNMARRIED AS JOINT TENANTS

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

SEE APPENDIX 'A'

Property Address: 329 LEAFLAND AVE, NASHVILLE, TN 37210

This conveyance is made subject to:

1. 20__ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book ____, page ____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 14th day of July, 2000.

Nancy M. Eckert

State of Tennessee
County of Davidson

On this 14th day of July, 2000, before me personally appeared Nancy M. Eckert to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal,
My Commission expires:

FRANK VALDIVIESO III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires May 30, 2004

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

Exhibit "A"

SEE APPENDIX 'A'

BEING ALL OF LOT NO. 31 AND PARTS OF LOTS NOS. 32, 33, 34, AND 35, OF SADLER PLACE AND PART OF A CLOSED ALLEY OF RECORD IN PLAT BOOK 332, PAGE 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LEAFLAND PLACE (ALSO KNOWN AS LEAFLAND AVENUE) SAID POINT BEING THE NORTHEAST CORNER OF LOT NO. 31; THENCE RUNNING ALONG THE RIGHT-OF-WAY OF SAID ROAD 62 FEET, MORE OR LESS, TO A POINT; THENCE RUNNING ALONG THE RAILROAD RIGHT-OF-WAY IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 220 FEET, MORE OR LESS, TO A POINT; THENCE RUNNING IN A EASTERLY DIRECTION ALONG AN ALLEY A DISTANCE OF 215 FEET, MORE OR LESS, TO A POINT; THENCE RUNNING ALONG THE EASTERLY LINE OF SAID LOT NO. 31 A DISTANCE OF 165 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO NANCY M. ECKERT, BY WARRANTY DEED FROM JOHN STANLEY BUTLER, DATED OCTOBER 31, 1990, AND RECORDED NOVEMBER 21, 1990 IN BOOK 8242, PAGE 261, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JCS