RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39050

Instr:200008020076305 Page: 1 OF 2
REC'D FOR REC 08/02/2000 10:01:03AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1901.80

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $514,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26TH DAY OF JULY, 2000.

Notary Public

MY COMMISSION EXPIRES: March 4, 2003

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leta Morris Withers	Bank of America, N.A.	117-1-111
706 Bowling Ave.	P.O. Box 57060	7DA 2230
Nashville, TN 37205	Irvine, CA 92619-7060	

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,

RONALD STEINE AND WIFE, CINDY STEINE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LETA MORRIS WITHERS AND HUSBAND, G. ADAMS WITHERS

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:

Land in Davidson County, Tennessee, being the north 100.3 feet of Lot No. 4 on the Plan of Forrest Park Land Improvement Company, as of record in Book 161, Page 144, Register's Office for said County.

Said part of Lot No. 4 fronts 100.3 feet on the east side of Bowling Avenue, formerly Golf Club Road, and extends back between parallel lines, 250 feet to a dead line.

Being the same property conveyed to Ronald Steine and wife, Cindy H. Steine by deed from James Davidson Gilmore, an unmarried person and Patricia S. Sanders, an unmarried person, dated March 31, 1993, and recorded in Book 8905, Page 943.

Unimproved ( )
This is improved (X) property known as 706 BOWLING AVE., NASHVILLE, TN 37205
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 hand this 26th day of July, 2000

RONALD STEINE

CINDY H. STEINE

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 Ronald Steine and wife, Cindy H. Steine the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 28th day of July, 2000.

Commission Expires: 9/28/2002

Notary Public

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 20_____.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of _____, 2000, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2000.

My commission expires:_____

_____
Notary Public