Box 52

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/13/00 09:33 2pgs
Fees:11.00 Taxes:1146.63

20000913-0090826

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 309,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September, 2000

Notary Public

MY COMMISSION EXPIRES: 6/17/2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, Attorney, 110 Glancy Square, Suite 12, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Ditenhafer (NAME)	SUNTRUST BANK, Nashville, N.A. (NAME)	MAP 84-4
3135 McGavock Pike (ADDRESS)	201 4th Avenue North (ADDRESS)	PARCEL 8
Nashville, TN 37214 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37230-5110 (CITY) (STATE) (ZIP)	

FOR AND 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, The Estate of Gladys Singer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Ditenhafer and Paula Ann Milton, Both Unmarried

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, described as follows:

BEGINNING at an iron pin being the Southwest corner of a tract owned by Calvary Assembly of God, Deed Book 4687, Page 375, Register's Office for Davidson County, Tennessee; thence with the south property line of Assembly Church of God S. 83 degrees 23 minutes E., 390.5' to a monument; thence with the West property line of McGavock Heights Subdivision, N. 7 degrees 58 minutes E. 293.3' to a pin; thence with the North property line of Brooks S. Fitzpatrick, Deed Book 4378, Page 221, Register's Office for Davidson County, Tennessee, N. 85 degrees 15 minutes W. 394.7' to PK Nail in 18" Maple; thence with the Right-of-Way of McGavock Pike, 278.9' to an iron pin. Being the point of beginning, containing 2.573 Acres more or less, according to a Mortgage Loan Inspection dated 9/4/2000, prepared by Cantrell Kemp Surveyors, TN RLS No. 1638, 100 Stonewall Ct., Hendersonville, TN 37075.

Being part of the same property conveyed to Carl J. Singer and wife, Gladys Heaton Singer by deed from William A. Roberts and wife, Frances Fisher Roberts, of record in Book 1782, Page 199, Register's Office for Davidson County, Tennessee. The said Carl J. Singer having since died. The said Gladys Heaton Singer having died on April 19, 2000 in Davidson County, Tennessee. Pursuant to the Last Will and Testament of record in Will Book 235, Page 177, Probate Court of Davidson County, Tennessee the said property was devised to her heirs-at-law being Carl Michael Singer, Joan Lamb, Tonya McCullough, Christy (McCullough) Lamb, Chris Singer, Mike Lamb, Jr., Amanda Lamb, Joseph Lamb, and Austin Scott Cage. Tonya McCullough executes this instrument as Executrix pursuant to the Order of Probate Docket No. OOP-675 in the Seventh Circuit Court for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3135 McGavock Pike, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 6th day of September, 2000

The Estate of Gladys Singer
By: Tonya McCullough Executrix
Tonya McCullough, Executrix

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **TONYA McCULLOUGH**, with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the **Executrix of THE ESTATE OF GLADYS SINGER, DECEASED**, and that she as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 6th day of September, 2000.

Vicki R. Rodgers

Notary Public

My Commission Expires: 10-25-2003

STATE OF TENNESSEE

LEGAL DESCRIPTION CONTINUATION

Gladys Singer and Gladys Heaton Singer is one and the same person.