Davidson County DEEDWARR
Recvd: 11/03/00 12:54 2pgs
Fees:11.06 Taxes:832.50

20001103-0109355

PREPARED BY:
BALDWIN LAND TITLE. PLLC
7117 CALDERWOOD DR
ANTIOCH, TN 37113

WARRANTY DEED

THIS INDENTURE is made and entered into this **27th** day of **October, 2000** between **MICHAEL T. ENGLE and wife, LORI S. ENGLE** , GRANTOR, and **PATRICIA LEE SMITH, an unmarried woman** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 13 of McCrory Heights Subdivision First Revision of record in Plat book 9700, page 162, and as corrected in Plat Book 10378, page 902, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Michael T. and wife, Lori S. Engle by deed from Buddy Dunn Contractors, L.P. , of record in Book 10831, page 34, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO the taxes for the year 2000, which have been prorated and assumed by the Grantee(s); all matters appearing on the Plan of record in Plat Book 9700, page 162; Easements of record Surveyor's Certificate of Correction in Book 10378, page 902,; sewer line easement(Harpeth Valley Utility Dist) in Book 7598, page 726,; Water Line(Harpeth Valley Utility Dist) in Book 7542, page 290, and Book 7142, page 518; Overhead Line Easement(Metro Gov.) in Book 5263, page 177; Easement(sewer & utility) in Book 7474, page 710, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Michael T. Engle by
MICHAEL T. ENGLE BY TOM MCNIEL
Signature of Seller ATTORNEY IN FACT
Tom McNiel Atty-in-Fact

Lori S. Engle by
LORI S. ENGLE BY TOM MCNIEL
Signature of Seller ATTORNEY IN FACT
Tom McNiel Atty-in-Fact

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TOM MCNIEL,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **MICHAEL T. ENGLE AND WIFE, LORI S. ENGLE,** and who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of said **MICHAEL T. ENGLE AND WIFE, LORI S. ENGLE.**

Witness my hand, at office, this **27th** day of **October, 2000.**

Notary Public

My Commission Expires: 9/25/2004

JUDY S WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN
My Commission Expires September 25, 2004

Name and Address of Property Owner:

PATRICIA LEE SMITH
8236 SPRING RIDGE DRIVE
NASHVILLE, TN 37221

Property Address:

8236 SPRING RIDGE DRIVE
NASHVILLE, TN 37221

Person Responsible for Taxes:
ABN Amro Mortgage Group, Inc.
2600 W. Big Beaver Road
Troy, MI 48084

Parcel #: 115-15,46

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$225,000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **27th** day of **October, 2000.**

Notary Public

My Commission Expires: 9/25/2004

JUDY S WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN
My Commission Expires September 25, 2004

RETURN TO:

BALDWIN LAND TITLE, PLLC
7117 Calderwood Dr.
Antioch, TN 37013