Davidson County DEEDWARR
Recvd: 12/12/00 15:13 2pgs
Fees:11.00 Taxes:969.40

20001212-0122494

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 262,000.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Subscribed and sworn to before me, this 8th day of December, 2000

Notary Public

My Commission Expires: 9-29-01

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel Nos.**
PHILIP D. LEGRONE 4247 Lindawood Drive Nashville, Tennessee 37215	BANK OF AMERICA, N.A. 2059 Northlake Parkway Tucker, Georgia 30084	MAP 131-1 PARCEL 47

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SIXTY TWO THOUSAND AND NO/100--- ($ 262,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, HUGH W. ENTREKIN, MARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto PHILIP D. LEGRONE AND WIFE, ALISON W. LEGRONE 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. 1 on the Plan of Lindawood as of record in Book 2330, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Hugh W. Entrekin, Trustee, by deed from Jeffrey Scott Lang of record in Book 10290, page 479, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Hugh W. Entrekin by Quitclaim Deed from Hugh W. Entrekin, Trustee, of record in Book 10537, page 777, said Register's Office.

NANCY ENTREKIN, spouse of Hugh W. Entrekin, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 4247 Lindawood Drive, Nashville, Tennessee 37215

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.

GRANTOR COVENANTs with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Lindawood of record in Book 2330, page 23, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 8th day of December, 2000.

HUGH W. ENTREKIN

NANCY ENTREKIN

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

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 HUGH W. ENTREKIN and NANCY ENTREKIN, 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 this 8th day of December, 2000.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____

Notary Public