Davidson County DEEDWARR
Recvd: 01/24/01 08:40 1pgs
Fees:11.00 Taxes:347.80

20010124-0007158

WARRANTY DEED

Preparer's File #DISMUKE-01A0493

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00 .

Geraldine W. Dismuke
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF JANUARY, 2001.

(Affix Seal) Notary Public

My Commission Expires: July 14, 2002

CARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY CO. TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID:
Geraldine W. Dismuke	PNC Mortgage Corp. of America	83-03-233
2219 Carter Avenue	75 North Fairway Drive	
Nashville, TN 37206	Vernon Hills, IL 60061	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, LARRY E. MADDIN, SR. AND WIFE, SANDRA A. MADDIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto GERALDINE W. DISMUKE, married, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being a portion of the southwest part of Lot No. 56 on the Map of Brownsville, as of record in Book 21, page 9, Register's Office for said County, described according to a Survey by John B. Kohl, III, dated July 17, 1976, as follows:

Beginning at a point in the easterly margin of Campbell Street, said point being the northwest corner of the herein described tract, and also being the Southwest corner of Lot No. 2 of the Plan of the N. W. Kemp Property, as of record in Book 4595, page 132, Register's Office for Davidson County, Tennessee; thence Leaving the said easterly margin of Campbell Street with the common line between said Lot No. 2 and the herein described property, in an easterly direction 74.5 feet to a point; thence leaving said common boundary line, in a southerly direction, 174 feet to a point in the northerly margin of Carter Street; thence with said northerly margin of Carter Street, in a westerly direction, 74.5 feet to a point in the easterly margin of Campbell Street, thence with said easterly margin of Campbell Street, in a northerly direction, 174 feet to the point of beginning.

Being the same property conveyed to Larry E. Maddin, Sr. and wife, Sandra A. Maddin by deed from N. W. Kemp and wife, Catherine O. Kemp of record in Book 5320, page 386, said Register's Office.
This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **2219 Carter Avenue, Nashville, Tennessee 37206**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **17th** day of **January, 2001**:

Larry E. Maddin, Sr.

Sandra A. Maddin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY E. MADDIN, SR. AND SANDRA A. MADDIN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 17th day of January, 2001.

Notary Public

My Commission Expires: July 14, 2002

CARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY CO. TN