WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/01/01 09:18 2pgs
Fees:11.00 Taxes:802.90

20010201-0009722

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 217,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 2001

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) 3/10/2003

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin L. Naff (NAME)	Legends Mortgage, Inc. (NAME)	MAP 118-13
3708 Lealand Lane (ADDRESS)	1143 Columbia Ave., #C-11 (ADDRESS)	PARCEL 104
Nashville, Tennessee (CITY) (STATE) (ZIP)	Franklin, TN 37064 (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, John Fowler Banks and John Fowler Banks, Executor of the Estate of Mary Rhea Banks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin L. Naff and wife, Emily R. Naff

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 Lot No. 4 on the Plan of Leawell Subdivision, Section One, of record in Plat Book 1835, page 55, said Register's Office to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to John H. Banks and wife, Mary Rhea Banks by deed from J.H. Crowder and wife, Lillie Mai Crowder of record in Book 2015, page 277, said Register's Office. The said John H. Banks died vesting title solely in the name of Mary Rhea Banks. Mary Rhea Banks has since died. John Fowler Banks is the devisee under the Will of Mary Rhea Banks of record in Will Book 211, page 238, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2000 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 1835, page 55, said Register's Office.

John Fowler Banks, Executor of the Estate of Mary Rhea Banks, joins in this transaction to convey any and all rights he may have to said property arising out of his capacity as said executor.

unimproved ( )
This is improved (X) property, known as 3708 Lealand Lane, Nashville, Tennessee
(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 30th day of January 2001

John Fowler Banks

John Fowler Banks, Executor
of the Estate of Mary Rhea Banks

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 John Fowler Banks

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of January, 2001.

Commission expires _____

Notary Public

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON TENNESSEE Exp.05/27/2001

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON TENNESSEE

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 John Fowler Banks, Executor of the Estate of Mary Rhea Banks

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of January, 2001.

Commission expires _____

Notary Public

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON TENNESSEE Exp.05/27/2001