WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

47

E-D Baggett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February 2001

Bertie J. Whitaker
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

BERTIE J. WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

G-5764-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa A. Baggett (NAME)	SOUTHTRUST MORTGAGE CORPORATION (NAME)	MAP 51-2
214 South Graycroft Avenue (ADDRESS)	210 Wildwood Parkway (ADDRESS)	PARCEL 15
Madison, TN 37115 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (CITY) (STATE) (ZIP)	11D18755

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, David Greene and wife, Ami Greene

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melissa A. Baggett and Eric D. Baggett, wife and husband

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 parts of Lots No. 1 & 2 on the unrecorded subdivision of a lot known as the "Dower Tract" on the Plan of the Phillip Walker Lands (Will Book 10, Page 111, Register's Office for Davidson County, Tennessee, being parts of Lots No. 1 & 2 on the Map of the Salte Farm, not of record, described assorcing to a survey made by Harvey Gee on May 7, 1959, property being described in Book 7627, Page 511, Register's Office for Davidson County, Tennessee, and further described according to a mortgage loan inspection mady by John Kohl and Company, P.C., License #100, dated January 20, 1993, as follows:

BEGINNING at a point in the westerly margin of South Graycroft Avenue, being the southeast corner of the herein described tract, said point being 325 feet north of Chadwell Drive; thence North 86° West 373 feet to a point; thence North 2° 37' East 145 feet to a point; thence South 86° East 372.4 feet to a point in the westerly margin of South Graycroft Avenue; thence along said margin South 5° 23' West 145 feet to the point of beginning.

Being the same property conveyed to David Greene and wife, Ami Greene by deed from Melinda A. Arthur, unmarried, of record in Book 10631, Page 767, Register's Office for said County.

Ami Greene executes this instrument as Attorney In Fact for David Greene pursuant to Power of Attorney recorded simultaneously herewith.

Davidson County DEEDWARR
Recvd: 02/09/01 12:23 2pgs
Fees:11.00 Taxes:462.50

20010209-0012954

unimproved ( )
This is improved (X) property, known as 214 South Graycroft Avenue, Madison, TN 37115
(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 our hand s this 7th day of February 2001

David Greene
By: X David Greene by Ami Greene
Ami Greene, Attorney-in-fact

X Ami Greene
Ami Greene

DCTN01WC

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 AMI GREENE the bargainor____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 7th day of February 2001.

My Commission Expires: 10-25-03

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Bertie Jo Whitaker
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized to do so, 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 at office in _____, Tennessee on this the _____ day of _____, _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of February, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared AMI GREENE to me known to be the person who executed the foregoing instrument in behalf of DAVID GREENE, and acknowledged that she executed the same as the free act and deed of the said DAVID GREENE.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 7th day of February, 2001.

My Commission Expires: 10-25-03

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Bertie Jo Whitaker
Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____