18B

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 16th day of February, 2001, by and between BRENDA L. ADKISSON, AN UNMARRIED WOMAN, hereinafter called Grantor, and KAREN A. SMITH, AN UNMARRIED WOMAN, hereinafter called 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 considerations, the receipt of which are hereby acknowledged, I, BRENDA L. ADKISSON, AN UNMARRIED WOMAN, Grantor, does hereby bargain, sell, transfer and convey unto KAREN A. SMITH, AN UNMARRIED WOMAN, hereinafter referred to as Grantee, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1119 SUNNYMEADE DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees 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 in Exhibit "B".

Grantor further covenants and binds HERSELF and his/her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Brenda L. Adkisson

BRENDA L. ADKISSON Signature of Seller

Davidson County DEEDWARR
Recvd: 02/20/01 12:41 3pgs
Fees:15.00 Taxes:406.63

20010220-0015465

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, BRENDA L. ADKISSON, AN UNMARRIED WOMAN, the within named 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, at office, this **16th** day of February, 2001.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

KAREN A. SMITH, AN UNMARRIED WOMAN

1119 SUNNYMEADE DRIVE
NASHVILLE, TN 37216

Property Address:

1119 SUNNYMEADE DRIVE
NASHVILLE, TN 37216

Person Responsible for Taxes:

Pulte Mortgage Corporation
P. O. Box 3048
Englewood, CO 80155

Map & Parcel #: MAP 61-15, PARCEL 152

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 **$109,900.00** 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.

Karen A. Smith
Affiant

Sworn to and subscribed before me, a Notary Public, this **16th** day of **February, 2001.**

Notary Public

My Commission Expires: 5/30/2004

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333 GALLATIN ROAD SOUTH
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EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 28 of Block "B" on the Revised Plan of Sunnymeade, as of record in Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to BRENDA L. ADKISSON, AN UNMARRIED WOMAN by WARRANTY DEED from REBEL D. & KATHERINE I. ROGERS, of record in book 10553, page 755, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 61-15, PARCEL 152).

2. All matters as set forth on the Plan of record in Plat Book 974, pages 56 & 57, said Register's Office, which plan includes a 10-foot public utility and drainage easement along the REAR lot line.
3. Sewer Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, across the rear portion of said lot, of record in Book 4281, page 295, said Register's Office.