FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Kimala Petty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February 20 01

Marie Bradford
Notary Public

MY COMMISSION EXPIRES: January 26, 2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — MARIE BRADFORD — DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 02/20/01 13:56 2pgs
Fees:11.00 Taxes:310.80

20010220-0015534

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimala Petty (NAME)	EquiCredit Corporation of (NAME)	MAP 60-2
3050 Richmond Hill Drive (ADDRESS)	1101 Kermit Drive; Suite 501 (ADDRESS)	PARCEL 85
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37217-2126 (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, Dorothy C. Edmond, by Christine P. Sharpe as Conservator

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimala Petty, unmarried

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. 3 on the Plan of Parkwood Estates, Section 1, of record in Book 2900, Page 119, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 75.12 feet on the easterly side of Richmond Hill Drive and runs back 144.13 feet on the northerly side and 105.0 feet on the southerly side to a broken line in the rear on which it measures 102.0 feet.

BEING the same property conveyed to Dorothy C. Edmond by Quitclaim deed from Carolyn L. Roy, of record in Instrument 200004130037368, dated February 22, 2000, Register's Office for said County. Being the same property conveyed to Carolyn L. Roy by Quitclaim deed from Dorothy Coley Edmond, of record in Book 11705, Page 361, dated October 15, 1999, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3136, Page 52 and Book 3253, Page 591, Register's Office for said County.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2900, Page 119, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3050 Richmond Hill Drive, Nashville, TN 37207
(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 15th day of February, 20 01

Christine P. Sharpe, Conservator

Dorothy C. Edmond by Christine P. Sharpe
as Conservator

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon_____oath(s) 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 at office at _____on this the _____ day of _____ 20_____ .

My commission expires _____ _____

Notary Public

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 Christine P. Sharp, Conservator for Dorothy C. Edmond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is a Conservator for Dorothy C. Edmond and she as such Conservator is authorized to execute this instrument on behalf of the Dorothy C. Edmond.

Witness my hand, at office, this 15th day of February, 2001.

Marie Bradford

My Commission Expires: 1/26/02

MARIE BRADFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.