Return to: Thomas N. Jones & Assoc.
359 Main St., Franklin, TN 37064

(5)

Davidson County DEEDWARR
Recvd: 03/01/01 14:33 3pgs
Fees:15.00 Taxes:343.73
20010301-0019291

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,900.00.

Marilyn Blair
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2001.

Notary Public

MY COMMISSION EXPIRES: 3/24/2004

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marilyn Blair	Leader Mortgage Company	130-1A-2co
(NAME) 116 Harding Place Unit A-2	(NAME) 8889 W. Bourgade Avenue	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Lenexa, KS 66219-1403	
(CITY) (STATE) (ZIP)	(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,

MARILYN T. SMITH, JANE H. ZAGER, AND STEPHEN E. ZAGER, AS THE ONLY SURVIVING HEIRS AT LAW OF GOLDIE R. ZAGER, AS TENANTS IN COMMON,

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

MARILYN BLAIR,

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 Unit No. A-2 as shown on the plat of BelleMeade Terrace Condominium of record in Book 5200, page 325, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements as described in Book 5730, page 27, said Register's Office, as amended in Book 6015, page 94, said Register's Office.

Being the same property conveyed to Max Zager by deed from Belle Meade Terrace Associates, Ltd., A Tennessee Partnership, of record in Book 6409, page 326, Register's Office for Davidson County, Tennessee. MaxZager died leaving said property to Goldie R. Zager, as surviving spouse and Marilyn T. Smith, Jane H. Zager and Stephen E. Zager, as Surviving Heirs at Law. Goldie R. Zager having since died without a surviving spouse. Title is now vested in Marilyn T. Smith, Jane H. Zager and Stephen E. Zager, as the only surviving Heirs at Law as tenants in common.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Upon oath, Marilyn T. Smith, Jane H. Zager, and Stephen E. Smith, by and through their attorney in fact, warrant, covenant and certify that the aforedescribed real property is not their homestead as defined by Statue.

This is improved property, known as 116 Harding Place Unit A-2, Nashville, TN 37205
(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/our hand(s) this 23rd day of February, 2001.

Marilyn T. Smith
Marilyn T. Smith, Heir at Law

By: Jack Zager
Jack Zager, her Attorney in Fact

Stephen E. Zager
Stephen E. Zager, Heir at Law

By: Jack Zager
Jack Zager, his Attorney in Fact

Jane H. Zager
Jane H. Zager, Heir at Law

By: Jack Zager
Jack Zager, her Attorney in Fact

STATE OF FLORIDA:
COUNTY OF Collier :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jack Zager Zager, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Marilyn T. Smith, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Marilyn T. Smith. WITNESS my hand and Notarial Seal this 23rd day of February, 2001.

CATHERINE LUCERO
MY COMMISSION # CC 703095
EXPIRES: December 16, 2001
Bonded Thru Notary Public Underwriters

Notary Public

My Commission Expires

STATE OF FLORIDA:
COUNTY OF Collier :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jack Zager, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Jane H. Zager, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Jane H. Zager. WITNESS my hand and Notarial Seal this 23rd day of February, 2001.

CATHERINE LUCERO
MY COMMISSION # CC 703095
EXPIRES: December 16, 2001
Bonded Thru Notary Public Underwriters

Notary Public

My Commission Expires

STATE OF FLORIDA:
COUNTY OF Collier :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jack Zager, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Stephen E. Zager, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Stephen E. Zager. WITNESS my hand and Notarial Seal this 23rd day of February, 2001.

Notary Public

My Commission Expires

CATHERINE LUCERO
MY COMMISSION # CC 703095
EXPIRES: December 16, 2001
Bonded Thru Notary Public Underwriters

This instrument is executed on behalf of Marilyn T. Smith, Jane H. Zager and Stephen E. Zager by Jack Zager as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "EXHIBIT A" to or on this instrument and incorporate herein by reference.

EXHIBIT "A"

ALIVE AND WELL AFFIDAVIT

STATE OF FLORIDA)
COUNTY OF COLLIER) to wit.

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, **Jack Zager**, who made oath as follows:

1. That by appointments dated July 31, 2000 and August 1, 2000 which are recorded in the Register's Office for Davidson County, Tennessee, Jack Zager was appointed as attorney-in-fact for **Marilyn T. Smith, Jane H. Zager, and Stephen E. Zager**, ("Principal") for the purposes set out therein.

2. That the said Principals are alive at the time of the execution of the Warranty Deed, Deed of Correction and/or Security Instrument in their behalf to which this affidavit is attached and any other loan documents, and further that he/she has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 23rd day of February, 2001.

Jack Zager
TN DR. LI

STATE OF FLORIDA
COLLIER COUNTY

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, in the State of Tennessee, do certify that Jack Zager whose name is signed to the foregoing writing bearing date of **February 23, 2001**, has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this 23RD day of February, 2001.

Notary Public

CATHERINE LUCERO
MY COMMISSION # CC 703095
EXPIRES: December 16, 2001
Bonded Thru Notary Public Underwriters

My Commission Expires: _____

PREPARED BY:
LEHMAN LAND TITLE, INC.
6 CADILLAC DRIVE, STE 190
BRENTWOOD, TN 37027