WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/23/01 14:59 2pgs
Fees:11.00 Taxes:656.75
20010323-0028331

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 177,500.00

Meredith Bare
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March 2001

Alice Seagraves
Notary Public

MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meredith Bare (NAME)	Greenpoint Mortgage Funding, Inc (NAME)	MAP 116, GROUP 14
212 Leake Avenue (ADDRESS)	5032 Parkway Plaza Boulevard (ADDRESS)	PARCEL 056.00
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Charlotte, NC 28217 (CITY) (STATE) (ZIP)	BM 07370

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, William John Hurt, Executor of the Estate of Ancel Emerson Smith

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

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 Lots Nos. 13 and 14 on the Plan of Bellemeade Subdivision, of record in Plat Book 1130, Page 3, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Ancel E. Smith and wife, Frances Smith by deed from Maidye Boese of record in Book 4747, Page 179, Register's Office, Davidson County, Tennessee. The said Frances Smith having predeceased Ancel E. Smith. The said Ancel E. Smith is also now deceased as evidenced by Will, Probate No. 00P1525, of record in Will Book 237, Page 630, in the Probate Office of Davidson County, Tennessee. Ancel E. Smith and Ancel Emerson Smith is one in the same person.

This is the same description as in previous deed of record.

This conveyance is subject to public utility and drainage easements and minimum building setback line, of record in Plat Book 1130, Page 3, said Register's Office.

This property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

unimproved ( )
This is improved (X) property, known as 212 Leake Avenue, 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 hand this 21st day of March 2001

William Johnson Hurt, Executor

William Johnson Hurt, Executor

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 _____.

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 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 _____ _____.

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William John Hurt, Executor of the Estate of Ancel Emerson Smith the bargainor(s), 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 the 21st day of March, 2001.

Diane Scaggs
NOTARY PUBLIC

My Commission Expires: 1-26-2002

