40-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/01 09:12 2pgs
Fees:11.00 Taxes:789.95

20010402-0031072

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 213,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 2001

Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 26, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Sam E. Harding, Jr. (NAME)	Option One Mortgage (NAME)	MAP 131-12
1096 Batey Drive (ADDRESS)	14520 Avion Parkway, Suite 310 (ADDRESS)	PARCEL 25
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Chantilly, VA 20151 (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, Lucy Ann Freeman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sam E. Harding, Jr. and wife, E. Annette Harding

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 the 16th, formerly the 7th Civil District of Dadivson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers, March 14, 1959, as follows:

Beginning at an iron pin in the westerly margin of Scenic Drive, located 225 feet south of the southeast corner of Edwin E. Thalman tract; thence north 85 degrees 15 minutes west 307 feet to an iron pin; thence north 1 degree 05 minutes east 25 feet to a concrete monument; thence north 1 degree 05 minutes east 78 feet to an iron pin; thence south 88 degrees 15 minutes east 344 feet to an iron pin on the westerly margin of Scenic Drive; thence with said Drive south 19 degrees 15 minutes west 125 feet to the beginning.

Being the same property conveyed to Lucy Ann Freeman by deed from Kathleen M. Dobbs, unmarried of record in Book 11322, page 346, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

Ray Decker joins in the execution of this instrument to convey his interest in the property, including homestead rights, as spouse of Lucy Ann Freeman.

unimproved ( )
This is improved (X) property, known as 1096 Batey Drive, Nashville, TN 37204
(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 27th day of March, 2001

Lucy Ann Freeman

Lucy Ann Freeman

Ray Decker

Ray Decker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lucy Ann Freeman and husband, Ray Decker

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 Nashville, Tennessee, this 27th day of March, 2001.

Commission expires 7/26/03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____.

My Commission Expires July 26, 2003

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

My commission expires _____

Notary Public