(2)

Return To Tennessee Title & Escrow Co. Box 26A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/01 17:02 2pgs
Fees:11.00 Taxes:431.05
20010402-0031711

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2001

Notary Public

MY COMMISSION EXPIRES: 1/30/02
(AFFIX SEAL)

ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Melinda S. Poe		MAP 104-11-L
(NAME)	(NAME)	
2135 Acklen Avenue, Unit #1		PARCEL 1CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212		
(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, Susan M. Smith, a single person and Elizabeth H. Smith, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melinda S. Poe, 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:

Land in Davidson County, Tennessee, being Unit No. 101, also known as Unit No. 1, on the Plan of Lexington Square as shown as Exhibit "C" to the Master Deed of record in Book 6523, page 348, said Register's Office to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Susan M. Smith, a single person and Elizabeth H. Smith, a single person by deed from Jack Ratterree, LTD of record in Book 11438, page 750, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2001 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6523, page 348, said Register's Office; (c) charter of record in Book 6527, page 743, said Register's Office; and (d) master deed and bylaws of record in Book 6523, page 348, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2135 Acklen Avenue, Unit #1, Nashville, Tennessee 37212
(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 our hand s this 30th day of March, 2001

Susan M. Smith

Susan M. Smith

Elizabeth H. Smith by Susan M. Smith as AIF

Elizabeth H. Smith by Susan M. Smith
Attorney in Fact

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 Susan M. Smith, a single person

the bargainor s, 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 and official seal at Nashville, Tennessee this 30th day of March, 2001.

Commission expires

Notary Public

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 24, 2001

State of Tennessee
County of Davidson

On this 30th day of March, 2001, before me personally appeared **Susan M. Smith,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Elizabeth H. Smith** and acknowledged that **she** executed the same as the free act and deed of **Elizabeth H. Smith.**

WITNESS my hand and seal this 30th day of March, 2001.

NOTARY PUBLIC

My commission expires

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 24, 2001