WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/24/01 14:18 2pgs
Fees:11.00 Taxes:836.20

20010424-0040575

STATE OF ~~TENNESSEE~~ NEW YORK
COUNTY OF ~~WILLIAMSON~~ NASSAU
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 226,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April, 2001

State of New York • Department of State
Notary Public • Qualified in Nassau County
Registration Number 02GE6027459
Dorion Germany
Commission Expires June 6, 20 01

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Matthew Hassan (NAME)	Bank of America (NAME)	117-9-B 17.00CO
132 Longwood Place (ADDRESS)	9000 Southside Blvd (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Jacksonville, FL 32256 (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, Betty Joyce Ralston, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Matthew Hassan and Kristina Storck, as joint tenants with right of survivorship

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, TN, BEING Lot No. 17 on the Plan of Longwood, of record in Plat Book 5200, page 86, revised in Plat Book 5419, page 183, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Betty Joyce Ralston, by deed from Ronald King Hardaway and wife, Annice P. Hardaway, of record in Book 8297, page 303, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 2001 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 5344, page 353; Plan of record in Plat Book 5200, page 86, revised in Plat Book 5419, page 183; all in the Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 132 Longwood Place, Nashville, TN 37215
(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 9th day of April, 2001

Betty Joyce Ralston

Betty Joyce Ralston

State of New York • Department of State
Notary Public • Qualified in Nassau County
Registration Number 02GE6027459
Dorion Germany
Commission Expires June 6, 2001

STATE OF NEW YORK
COUNTY OF Nassau

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Joyce Ralston

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 Uniondale, new york this 9th day of April, 2001.

Commission expires June 6, 2001

Dorion Germany, 02GE6027459
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

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