Davidson County DEEDWARR
Recvd: 04/27/01 10:07 2pgs
Fees:11.00 Taxes:656.75

20010427-0042452

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39801

WARRANTY DEED

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS THE~~ 20th day of April, 2001.

Notary Public

MY COMMISSION EXPIRES: 7/28/2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don Gadd	Bank of America, N.A.	117-7-J-18
2049 Lombardy Avenue	P.O. Box 57060	
Nashville, TN, 37215	Irvine, CA 92619-7060	

FOR AND IN 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, I/WE,

James M. Dillon, SINGLE

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

Don Gadd, SINGLE

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. 2049, on the plan of Kingsbridge Condominiums, according to the Master Deed of record in Book 7105, page 777, in the Register'sOffice of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description.

Being the same property conveyed to James M. Dillon, unmarried, by Deed from Clifford E. Cole and wife, Louise E. Cole of record in Book 10636, page 692, Davidson County Register's Office.

Unimproved ( )
This is improved (X) property known as 2049 Lombardy Avenue, Nashville, TN 37215

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 20th day of April, 2001

James M. Dillon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named James M. Dillon, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of April, 2001

Notary Public

My Commission Expires: 1/5/2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.