PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law

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Brentwood, Tennessee 37027
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W & I Ref: (gj) Title No: 42224
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/02/01 17:39 2pgs
Fees:11.00 Taxes:549.08
20010502-0045198

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Annise E. Blackwell Hazel A. Joyce 5307 Elkins Avenue Nashville, TN 37209	Countrywide Home Loans 718 Thompson Lane #104 Nashville, TN 37204

TAX MAP-PARCEL NUMBERS: 91-15-58

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Leslie Sue Shmaruk, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Annise E. Blackwell and Hazel A. Joyce, as joint tennants with rights of survivorship, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being part of Block No. 13 on the Map of the Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition to Nashville, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Elkins, formerly Second Avenue at a point 200 feet east of the easterly margin of Richard Avenue; thence with said Avenue eastwardly 75 feet; thence southwardly 180 feet to a proposed alley; thence with said alley westwardly and parallel to Elkins Avenue, 75 feet to a point 171.3 feet east of the easterly margin of Richland Avenue; thence 180 feet to the beginning.

BEING the same property conveyed to Leslie Sue Shmaruk by deed from Tonya R. Bone and husband, Jerry M. Bone of record in Instrument No. 200003300032065, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2001, and subsequent years; Subject to the matters set out on The Plan, with Owner's Certificate, of record in Plat Book 421, Page 18, said Register's Office.

This is improved property, known as: 5307 Elkins Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on March 19, 20 01.

Leslie Sue Shmaruk

State of Tennessee
County of Davidson

On March 19, 20 01, before me the undersigned authority, personally appeared Leslie Sue Shmaruk, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Tracey D. Luke
Notary Public

My Commission Expires: TRACEY L. LUKE Notary Public, Davidson Co., TN My Comm. Expires Mar. 29, 2003

TRACEY L. LUKE NOTARY PUBLIC AT LARGE

State of Tennessee
County of Williamson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 148,400.00

Annise C. Blackwell
Affiant

Sworn and subscribed before me on April 30, 20 01.

Notary Public

My Commission Expires: 5/30/04

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.