WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

+ Rose M. Smith
Affiant

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

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires May 20, 2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rose M. Smith (NAME)	Rose M. Smith (NAME)	MAP 81-11
1732 21st Avenue North (ADDRESS)	221 Spring Hill Drive (ADDRESS)	PARCEL 101
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Smyrna, TN 37167 (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, Ann Legon Boothe Rose Marie Legon Merritt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rose M. Smith, 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 part of the west part of Lot No. 261 on the Map of the Subdivision of Lot No. 5 of the Bosley Lands allotted to J.M. Harding, a copy of which is of record in Book 38, pge 431, Register's Office for said County, and described according to a copy of a survey thereof made Sept. 5, 1944, by Lewis D. Justice, Surveyor, as follows:

Beginning at a point in the easterly margin of 21st Avenue North 7.5 feet north of the common corner of Lots Nos. 260 and 261; thence easerly 120.5 feet to a point 8.7 feet north of the dividing line between lots 260 and 261; thence in a northerly direction 38.7 feet to a point which is 2.6 feet south of the dividing line between lots 261 and 262; thence westerly 120 feet to a point in the easterly margin of 21st Avenue North, which point is 3.6 feet south of the common corner of lots 261 and 262; thence south with the easterly margin of 21st Avenue North 38.9 feet to the point of beginning.

Being the same property conveyed to Ann Legon Boothe and Rose Marie Legon Merritt by Quitclaim deed from Stafford Hagwood, Trustee of record in Book 5069, page 534, said Register's Office.

This is not the principal residence of said grantors.

Davidson County DEEDWARR
Recvd: 05/23/01 16:54 2pgs
Fees:11.00 Taxes:111.00

20010523-0053796

unimproved ( )
This is improved (X) property, known as 1732 21st Avenue North, Nashville, Tennessee 37208
(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 April, 2001

Ann Legon Boothe Rose Marie Legon Merritt
By: Ann Legon Boothe by Pamela H. Morgan Atty in fact.
Pamela H. Morgan, Attorney-in-Fact

Rose Marie Legon Merritt by Pamela H. Morgan Atty 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 Ann Legon Boothe Rose Marie Legon Merritt

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of April, 2001.

Commission expires _____

_____
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

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public, Pamela H. Morgan, with whom I am personally acquainted, and who acknowledged that she executed the with instrument for the purposes therein contained, and who further acknowledged that she is the "Attorney-in-Fact" of Ann Legon Boothe and is authorized by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of April 2001.

My Commission Expires:

TRACY L. LOVE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires May 26, 2002

Tracy L. Love
Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public, Pamela H. Morgan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the "Attorney-in-Fact" of Rose M. Legon and is authorized by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

My Commission Expires:

TRACY L. LOVE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires May 26, 2002

Tracy L. Love
Notary Public