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WARRANTY DEED

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 2001

Notary Public

MY COMMISSION EXPIRES: 10/25/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vernie Austin Due, II (NAME)	Countrywide Home Loans (NAME)	Map 133-3
3303 Mimosa Drive (ADDRESS)	718 Thompson Lane #104 (ADDRESS)	Parcel 102
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37204 (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, Estate of Mary Erline Proctor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vernie Austin Due, II, unmarried man

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 Lot No. 16 on the Plan of Glencoe Acres, Section 1, of record in Book 1835, pages 136, 137, and 138, Register's Office for said County, more particularly described as follows:

Lot No. 16 fronts 108 feet on the westerly side of Mimosa Drive and extends back between lines 156.7 feet on the northerly side and 167.7 feet on the southerly side to a dean line in the rear on which it measures 108.8 feet.

Being the same property conveyed to Mary E. McGee by deed from Maxie C. Collier, Jr. and wife, Frances V. Collier of record in Book 3347, page 481, Register's Office for Davidson County, Tennessee.

The said Mary E. McGee and Mary Erline Proctor being one and the same person.

The said Mary Erline Proctor having since died.

This conveyance is subject to taxes for the year 2001, which have been prorated and assumed by the grantees herein, and to taxes for subsequent years, and to any and all restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 05/31/01 08:28 2pgs
Fees:11.00 Taxes:353.35

20010531-0056167

unimproved ( )
This is improved (X) property, known as 3303 Mimosa Drive, Nashville, Tennessee 37211
(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 25th day of May, 2001

Estate of Mary Erline Proctor
By:
Thomas L. Watson, Executor

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Thomas L. Watson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executor and _____ respectively of the Estate of Mary Erline Proctor the within named bargainor, and corporation, and that he as such Executor 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 Thomas L. Watson as such Executor, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tn on this the 25th day of May, 2001.

My commission expires 3-27-04

_____
Notary Public

LINDA S. HARRIS
NOTARY PUBLIC AT LARGE