WARRANTY DEED

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN

My Commission Expires SEPT 6, 2001

STATE OF TENNESSEE
COUNTY OF Davidson County
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00

Bridget M Abel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th Day of June, 2001.

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 321 West Main Street Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bridget M. Abel	Bank of America Mortgage	Map 120-1-0
(NAME) 1201 Catina	(NAME) P.O. Box 2325	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Coraopolis, PA 15108-6924	Parcel 052.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Stephen Lynch, Executor of the Estate of Rachel Claire Lynch Dodd, deceased**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Bridget M. Abel, unmarried** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 35, on the Map of First Addition of Miro Meadows, of Record in Book 1424, page 106,m Register's Office for Davidson County, Tennessee.

Said Lot fronts 66 feet on the south side of Catina Drive and runs back between lines, 258.5 feet on the west line and 268.5 feet on the east line, to a dead line in the rear, measuring 67 feet thereon.

Being the same property conveyed to Elizabeth C. Covey by Warranty Deed of record in Book 2804, page 321, Register's Office of Davidson County, Tennessee. Elizabeth C. Covey having since died, and by will of Record in Will Book 228, page 237, Probate Court, Davidson County, Tennessee, said property was devised to Rachel Dodd. The said Rachel Dodd, having since died, and Stephen Lynch in his compacity as Executor of the Estate of Rachel Claire Lynch Dodd, was authourized to sell the property by the order of the 7th Circuit Court for Davidson County, Tennessee at Nashville (Probate Division Docket No. 01P-724).

Subject to any and all matters as shown on the plan of record in Plat Book 1424, page 106, Register's Office for Davidson County, Tennessee; Easement of Record in Book 4292, page 91, said Register's Office.

This is unimproved ( )
improved(x) property, known as 1201 Catina Nashville TN 37217
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 18th Day of June, 2001.

Davidson County DEEDWARR
Recvd: 06/20/01 12:00 2pgs
Fees:11.00 Taxes:236.80

20010620-0065403

Stephen R Lynch - executor

Stephen Lynch, Executor of the Estate of Rachel Claire Lynch Dodd

STATE OF TENNESSEE)
) ss:
COUNTY OF Davidson County)

Before me, the undersigned Notary Public, personally appeared Stephen Hamilton Lynch, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th Day of June, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
My Commission Expires SEPT. 6, 2001