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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (sk) Title No: 42671
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/03/01 11:06 3pgs
Fees:18.00 Taxes:606.80
20010703-0070506

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
ELAINE SMITH NATHAN SMITH 908 Beech Bend Drive Nashville, TN 37221	AMERICA'S WHOLESALE LENDER 4500 PARK GRANADA CALABASAS, CA 91302-1613

TAX MAP-PARCEL NUMBERS: 156-02-121

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 164,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Holly O.** **BALDWIN, UNMARRIED,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **ELAINE SMITH AND NATHAN SMITH, WIFE AND HUSBAND** , 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:** **** A/K/A HOLLY ORME SNYDER BALDWIN AND MICHAEL DOUGLAS BALDWIN**

LAND in Davidson County, Tennessee, being Lot No. 621 on the Plan of Harpeth Woods Section of Harpeth Valley Park of record in Book 4860, page 111, said Register's Office.

SAID Lot No. 621 fronts 77.5 feet on the westerly margin of Harpeth Bend Drive and extends back on the northerly line 126. 2 feet to a witness line for a total of 254.8 feet and 150.5 feet to a witness line, for a total of 255.0 feet to the centerline of the Harpeth River, measuring 57.2 feet thereon.

BEING the same property conveyed to Holly Orme Snyder, married by deed from John Murrey Mackie and wife, Lura Leigh Whillhite Mackie of record in Book 9098, page 722, Register's Office for Davidson County, Tennessee. The said Holly Orme Snyder is now known as Holly O. Baldwin.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4860, Page 111, said Register's Office, which Plan shows a 30 foot minimum building setback line from Beech Bend Drive and an Easement for Scenic River, of undetermined with across the rear portion of said lot; and Subject to the flow of the Harpeth River across so much of the premises as may lie there in; and; Restrictive covenants of record in Book 5051, page 92, Book 5197, page 123, Book 5228, page 718, said Register's Office.

This is improved property, known as: 908 Beech Bend Drive, Nashville, TN 37221

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 this 29th day of June, 2001.

Holly O. Baldin
Holly O. Baldwin

State of Tennessee
County of Williamson

On this 29th day of June, 2001, before me the undersigned authority, personally appeared **Holly O. Baldwin**, 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.

My Commission Expires: 5/30/04

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

State of Tennessee
County of ~~Williamson~~ DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 164,000.00

Elaine Smith
Affiant

Sworn and subscribed before me on the 29th day of June, 2001.

Notary Public

DYKE TATUM NOTARY PUBLIC AT LARGE STATE

My Commission Expires: 5/29/05

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 this 29th day of June, 2001.

Holly O. Baldwin

Michael Douglas Baldwin 6/29/01

State of Tennessee
County of Davidson

On this 29th day of June, 2001, before me the undersigned authority, personally appeared **Michael Douglas Baldwin** 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.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC

My Commission Expires 7/22/2003

Notary Public

State of Tennessee
County of Williamson

On this 29th day of June, 2001, before me the undersigned authority, personally appeared **Holly O. Baldwin**, 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.

My Commission Expires: _____

Notary Public

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: $164,000.00

Affiant