WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/05/01 16:24 2pgs
Fees:13.00 Taxes:329.30

20010705-0071967

01B-5773

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Stephanie Babb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June 2001

Notary Public

MY COMMISSION EXPIRES: 6-21-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie R. Babb (NAME)	Cendant Mortgage Corporation (NAME)	59-14-128
756 Ringgold Drive (ADDRESS)	3000 Leadenhall Road (ADDRESS)	
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Mount Laurel, NJ 08054 (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, Faye Grace Byrd, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephanie R. Babb, an unmarried person

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. 60 on the Plan of Haynes Manor, Section I, of record in Plat Book 3600, Page 85, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING described as Beginning on the northerly margin of Ringgold Drive at the corner of Lot Nos. 60 & 86; thence with said Drive, southwesterly 75 feet to a monument; thence around a curve in a northwesterly direction 39.27 feet to a monument in the northeasterly margin of Atwell Drive; continuing northwesterly with said Drive, 66 feet to the corner of Lot Nos. 60 and 61; thence northeasterly along the line of said lots, 108.7 feet to a corner of Lot Nos. 60 & 86; thence southeasterly along the line of said lots, 112 feet to the beginning.

Being the same property conveyed to Isaac Grace and wife, Louise Grace from Otey's Develpment Company, Inc., a Corporation of record in Book 4046, page 408, said property subsequently being conveyed to Faye Grace Byrd, by Quit-Claim Deed from Isaac E. Grace, Sr., a Widower, of record in Book 11615, Page 140, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2001 and subsequent years, easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 756 Ringgold Drive, Nashville, Tennessee 37207
(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 22nd day of June, 2001

Faye Grace Byrd

Faye Grace Byrd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Faye Grace Byrd

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of June, 2001.

Commission expires 6-24-05

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