RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 07/23/01 10:13 2pgs
Fees:13.00 Taxes:481.00

20010723-0077641

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Mark A. Bradshaw 524 Moncrief Avenue Goodlettsville, TN 37072	Bank of America, N.A. 2059 Northlake Parkway Tucker, GA 30084	18-15-8 GO 14633

FOR AND IN 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,

Elizabeth H. Smith, now married and known as Elizabeth H. Smith Lassiter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark A. Bradshaw & Tara Zech, both 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 Lot Number 73, on the Plan of Second Revision of Moncrief Subdivision, being the north part of the Allen Mathes Lands at Goodlettsville, according to a survey made on March 3, 1953 by Stephen A. Draper, Surveyor, as follows:

SAID Lot No. 73 fronts 111 feet on the northwest side of Moncrief Avenue and runs back in a northwesterly direction 1014.9 feet on the north line and 1065.5 feet on the south line, and shows 100 feet on the rear line.

Being the same property conveyed to Elizabeth H. Smith, now married and known as Elizabeth H. Smith Lassiter by Deed of record in Book 5237, Page 330, Register's Office for Davidson County, Tennessee.

Robert K. Lassiter, spouse of Elizabeth H. Smith Lassiter, joins in this conveyance for the express purpose of conveying any and all of his right, title and interest, including all marital and homestead rights in and unto the within described property, to the named Grantee(s).

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 524 Moncrief Ave. Goodlettsville, TN 37072

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 OUR HANDS THIS 20th day of July, 2001

Elizabeth H. Smith Lassiter

Elizabeth H Smith Lassiter

Robert K. Lassiter

Robert K Lassiter

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Elizabeth H. Smith, now married and known as Elizabeth H. Smith Lassiter and husband, Robert K. Lassiter

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 20th day of July, 2001

My Commission expires: August 24, 2003

K. J. Shelton
Notary Public

SHELTON NOTARY PUBLIC AT LARGE TENN.

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me , in his/her capacity as Attorney in Fact for , with whom I am personally acquainted, and who acknowledged the he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office this the 20th day of July, 2001

K. J. Shelton
Notary Public

My Commission expires: August 24, 2003

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transaction is $ 130,000.00

Affiant

Subscribed and sworn to before me this 20th day of July, 2001

K. J. Shelton
Notary Public

My Commission Expires: August 24, 2003

SHELTON NOTARY PUBLIC AT LARGE TENN.