Box 1

Davidson County DEEDWARR
Recvd: 07/31/01 10:59 2pgs
Fees:13.00 Taxes:243.83
20010731-0080916

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $65,900.00. Angela M Lake **Affiant** Subscribed and sworn to before me, this 26th day of July, 2001. Notary Public My Commission Expires: 1-29-05

Address New Owner As Follows: David Terrell 3307 Percy Priest Drive Nashville, TN 37214	Send Tax Bills To: PHH Mortgage Services 3000 Leadenhall Road Mt. Laurel, NJ 08054	Map-Parcel Number: Map 96-16-146 Field No. 03D 81712

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EVA M. SHELTON, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DAVID TERRELL, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 252A on the Zone Lot Division of Lots 248, 249, 250, 251, 252 and 253 of the Plan of Larchwood, Section III, of record in Plat Book 5200, page 540, amended in Plat Book 6250, page 524, Register's Office for Davidson County to which plan reference is here made for a more complete and accurate description of said lot.

Being the same property conveyed to Eva M. Shelton, unmarried, by deed from James A. Sparks and wife, Kimberly J. Sparks, of record in Book 10210, page 412, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2001 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictions of record in Book 6076, page 69, as amended in Book 6122, page 482 and in Plat Book 6250, page 524, Register's Office for Davidson County, Tennessee.

3. Matters as shown on the Plan of record in Plat Book 5200, page 540, as amended in Book 6250, page 524, Register's Office for Davidson County, Tennessee.

This is improved property known as 3307 Percy Priest Drive, Nashville, TN 37214.

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, his heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 26th day of July, 2001.

Eva M. Shelton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EVA M. SHELTON** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of July, 2001.

Notary Public

My Commission Expires: 10/25/2003