PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 08/03/01 11:45 2pgs
Fees:13.00 Taxes:314.50

20010803-0082909

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th July day of ~~August~~, 2001 between **PATRICIA J. SMITH, an unmarried woman** , GRANTOR, and **LOUIS PURCELL and GARY PARK JOHN MCNAMEE** and GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **OLD HICKORY,**. County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 422 on the Plan of Sherwood Forest, Section IV, as of record in Book 4460, Pages 182 and 183, Register's Office for said County.
Said Lot No. 422 fronts 85 feet on the westerly margin of Shasta Drive, and extends back 189.09 feet on the northerly line, and 196.00 feet on the southerly line, to a line on the rear on which it measures 85.38 feet.

Being the same property conveyed to Patricia J. Smith, unmarried by deed from Robert M. White and wife, Diane P. White, of record in Book 5611, Page 411, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by the Grantee(s); all matters appearing of record in Plat Book 4460, page 182 & 183, Restrictive Covenants of record in Book 4704, page 448; any and all easements, right of ways, setback lines, building restrictions, zoning regulations, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Patricia J. Smith

PATRICIA J. SMITH
Signature of Seller

INDIVIDUAL
STATE OF ~~TENNESSEE~~ CA)
COUNTY OF Los Angeles

Personally appeared before me, a Notary Public of said County and State, **PATRICIA J. SMITH, an unmarried woman**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~31st~~ 30th day of ~~August~~ July, 2001.

Valerie L. Strobel
Notary Public

My Commission Expires: 6-3-02

VALERIE L. STROBEL
Commission # 1182600
Notary Public - California
Los Angeles County
My Comm. Expires Jun 3, 2002

Name and Address of Property Owner:

LOUIS PURCELL and GARY PARK JOHN MCNAMEE
4849 SHASTA DRIVE
OLD HICKORY, TN 37138

Property Address:

4849 SHASTA DRIVE
OLD HICKORY, TN 37138

Person Responsible for Taxes:

SAME

Map 65-9
Parcel #: 132

AFFIDAVIT OF VALUE

STATE OF TENNESSEE,
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$85,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **1st** day of **August, 2001.**

Notary Public

My Commission Expires: 9/28/02

RETURN TO:

BALDWIN LAND TITLE PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076