RECORD AND RETURN TO;
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
01TN00953

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$92,500.00

Sherry W. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF AUGUST, 2001

Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC AT LARGE JAN. 25, 2003 DAVIDSON COUNTY TN

Davidson County DEEDWARR
Recvd: 08/13/01 09:21 2pgs
Fees:13.00 Taxes:342.25
20010813-0086716

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHERRY W. GREGORY	**INDY MAC BANK, FAB**	**83-1-366**
1125 GRANADA AVENUE	**3465 E. FOOTHILL BLVD.**	
NASHVILLE, TN 37206	**PASADENA, CA 91107**	

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,

CARY T. BIRKITT AND WIFE, JUDI BIRKITT

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

SHERRY W. GREGORY, 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:

Being Lot No. 30 the Map of J. B. Hancock's East End Addition, of record in Book 57, page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 50 feet o the north side of Granada Avenue, formerly Bailey Avenue, and runs back between parallel lines 150 feet to an alley.

Being hte samd property conveyed to Cary T. Birkitt, Unmarried by deed from Charles E. Green and wife, Helen F. Green, of record in Book 10533, Page 547, Register's Office for Davidson County, Tennessee.

JUDI BURKITT WIFE OF CARY T. BIRKITT JOINS IN THIS WARRANTY DEED ONLY FOR THE PURPOSES OF CONVEYING SUCH MARITAL RIGHTS, IF ANY SHE MAY AVE IN THE TO SAID PROPERTY.

Unimproved ( )
This is improved (X) property known as **1125 GRANADA AVENUE, NASHVILLE, TN 37206**
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 10th day of August , 2001

Cary T. Birkitt by Karen Hoff Power Atty in fact
CARY T. BIRKITT

Judi Birkitt by Karen Hoff Atty in fact
JUDI BIRKITT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of August , 2001.

Commission Expires:_____ _____
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 _____, 20_____.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th day of August, 2001, before me personally appeared Karen Hoff to me known to be the person who executed the foregoing instrument in behalf of Cary T. Birkitt and wife, Judi Birkitt as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Cary T. Birkitt and wife, Judi Birkitt.

Witness my hand and official seal at Nashville, Tennessee, this the 10th day of August, 2001.

My commission expires:_____ _____
Notary Public

GAIL C. VICTORY NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES JAN 25 2003 DAVIDSON COUNTY, TN