WARRANTY DEED

N-ME-01-4121

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF August, 2001.

Notary Public

MY COMMISSION EXPIRES: 11/27/04

(AFFIX SEAL)

CHARLES SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian D.Smith	Mortgage Edge Corporation	
2239 Riverside Drive (ADDRESS)	45195 Business Ct. (ADDRESS)	72-7-261
Nashville,, Tennessee 37216 (CITY) (STATE) (ZIP)	Sterling, VA 20166 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MELISSA L. RIDDLE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BRIAN D.SMITH AND TERRI R. SMITH, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being a tract of land on the southeasterly margin of Riverside Drive, being all of the property described in Deed Book 8316, Page 683, Register's Office, Davidson County, Tennessee, and further described according to a mortgage loan inspection by Campbell Surveying, Inc., 2424 21st Ave. S., Suite 201, Nashville, TN 37212, License No. 665, dated 1-25-94, as follows:

Beginning at a point in the southeasterly margin of Riverside Drive, said point being the southeasterly corner of W. Robert Medling Jr. of record in Book 8397, Page 459, said Register's Office; thence, easterly along the southwesterly margin of W. Robert Medling Jr., 242 feet to a point in the northwesterly margin of an alley; thence, southwesterly 150 feet along margin of said alley to a point, said point being the easterly corner of Billy R. Johnson of record in Book 5136, Page 127, said Register's Office.; thence, northwesterly along the northeasterly margin of Billy R. Johnson, 183.9 feet to a point in the southeasterly margin of Riverside Drive, said point being the northerly corner of Billy R. Johnson; thence, northeasterly along margin of Riverside Drive, 75 feet to the point of beginning.

Being the same property conveyed to Melissa L. Riddle by Deed dated February 7, 1994, filed for record on February 8, 1994 in Book 9245, Page 365, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This conveyance is subject to easements of record in Book 8316, Page 683, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2239 Riverside Drive, Nashville,, Tennessee 37216
(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/our hand(s) this 3rd day of August, 2001.

Melissa L. Riddle

Davidson County DEEDWARR
Recvd: 08/13/01 15:38 2pgs
Fees:13.00 Taxes:336.70

20010813-0087239

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Melissa L. Riddle , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville,, Tennessee, this 3rd day of August, 2001.

My Commission Expires: 11/27/04

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 3rd day of August, 2001.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138