Davidson County DEEDWARR
Recvd: 08/20/01 13:35 2pgs
Fees:13.00 Taxes:444.00

20010820-0089617

STATE OF TENNESSEE
COUNTY OF DAVIDSON

01-2664

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Kimberly Forsyth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 2001.

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 5/20/2002

NOTARY PUBLIC AT LARGE — STATE OF TENNESSEE — My Comm. Expires

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME AND ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Forsyth	1ST TRUST BANK FOR SAVINGS	42-15
(NAME)	(NAME)	
109 East Marthona Road	6525 QUAIL HOLLOW	70
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115	MEMPHIS, TN 38120	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Susan C. Valentine, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly Forsyth, 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 Lots No. 17, 18, 19 & 20 of Block "A" on the Map of Marthona Subdivision, not of record and described according to a copy of a survey by J. A. Medford, Surveyor, in December, 1937, as follows:

Beginning at a point in the easterly margin of Ezell Road East, 340.6 feet south of the southerly margin of Old Hickory Boulevard; thence easterly 401.1 feet to a point which is 351.2 feet south of the south margin of Old Hickory Boulevard; thence South 1 degrees 52 minutes West 89.3 feet to the corner of Lots 20 & 21; thence with the line between said lots westerly 404.7 feet to the easterly margin of Ezell Road East; thence with the margin of the same, northerly 2 degrees 58 minutes 89.3 feet to the point of beginning.

BEING the same property conveyed to Susan C. Valentine, unmarried by deed from Cambridge Builders Corporation, filed of record in Book 11646, page 744, Register's Office for Davidson County, Tennessee.

This is improved property known as 109 East Marthona Road, Madison, TN 37115

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 her hand this 15th day of August, 2001.

Susan C. Valentine

Susan C. Valentine

01-2664

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Susan C. Valentine the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 15th day of August, 2001.

My commission expires 5/20/2002

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

Susan C. Valentine, unmarried

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 15th day of August, 2001.

JANIS L. DUREE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Comm. Expires

My commission expires 5/20/2002

_____
Notary Public Janis L. Duree