WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/28/01 11:18 2pgs
Fees:13.00 Taxes:473.60
20010828-0093044

D. ANNETTE MAPLES
NOTARY PUBLIC AT LARGE
SEVIER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 2001

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: 01-28-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip M. Rueff (NAME)	GreenPoint Mortgage Funding, Inc. (NAME)	MAP 026-05-0
302 Roscoe Street (ADDRESS)	100 Wood Hollow Drive (ADDRESS)	PARCEL 023.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Novato, California 94945 (CITY) (STATE) (ZIP)	

FOR AND 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, Jerry W. Denton, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip M. Rueff, Married

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being the easterly 10 feet of Lot No. 2 and all of Lot Nos. 3 and 4, Block "E" on the map of Roscoe Place of record in Book 843, page 72, Register's Office for Davidson County, Tennessee.

Said lots and part of lot adjoin and front together 127 feet on the northerly side of Roscoe Street, and run back between lines 161 feet on the easterly line along the rear lines of Lot Nos. 6, 7, 8 and part of 9, and 150 feet on the westerly line of part of Lot No. 2 to the southerly line of Lot No. 20, and measures 70 feet thereon.

BEING the same property conveyed to Jerry W. Denton, a single man by Warranty Deed from Tesha Marie Martin and husband, Jamie Martin and Barbara S. Paskins and husband, Jim Paskins by record at Instrument No. 200003220029250, Register's Office for Davidson County, TN.

This conveyance is subject to taxes for the year 2001, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 302 Roscoe Street, Goodlettsville, TN 37072
(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 hand this 27th day of August, 2001

Jerry W. Denton

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 Jerry W. Denton, Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 27th day of August, 2001.

Commission expires 01-28-03

D. Annette Maples
Notary Public

D. ANNETTE MAPLES
NOTARY PUBLIC AT LARGE
SEVIER COUNTY, TENN.

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 _____, _____.

My commission expires _____

_____
Notary Public