02.

Realty Title
48A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of August, 2001.

Notary Public
My commission expires:

ROBERT J. AMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 08/28/01 12:26 2pgs
Fees:13.00 Taxes:814.00
20010828-0093122

Address of New Owner:	Send Tax Bills to:	Tax Information
Lois J. Greenberg	Bank of America, N.A.	160-10
5405 Forest Acres Drive	2059 Northlake Parkway	001
Nashville TN 37220	Tucker, GA 30084	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joseph A. Kwentus and wife, Linda S. Kwentus, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lois J. Greenberg, hereinafter called the Grantee, her successors 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 Lot No. 214 on the Plan of Oak Hill Estates, Section II, of record in Book 4460, pages 36, 37, and 38, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Joseph A. Kwentus and wife, Linda S. Kwentus by deed from Jasper P. Neel and wife, Faye R. Neel, dated October 25, 1995 and recorded in Book 9838, page 703, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5405 Forest Acres Drive, Nashville, TN 37220

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, 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 23rd day of August, 2001.

Joseph A. Kwentus

Linda S. Kwentus
By Joseph A. Kwentus, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph A. Kwentus, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 23rd day of August, 2001.

Robert J. Ames
Notary Public

ROBERT J. AMES NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES: JUNE 21, 2005

My Commission expires

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph A. Kwentus, 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, and who further acknowledged that he is the Attorney in Fact for Linda S. Kwentus and that as such Attorney in Fact is authorized by her to execute this instrument on her behalf.

Witness my hand in Brentwood, TN, this 23rd day of August, 2001.

Robert J. Ames
Notary Public

ROBERT J. AMES NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES: JUNE 21, 2005

My Commission Expires: