This instrument prepared by:
Kay B. Housch, Esq., BPR#010995
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214 Second Avenue North, Suite Two
Nashville TN 37201

Davidson County DEEDWARR
Recvd: 09/04/01 09:58 2pgs
Fees:13.00 Taxes:708.62
20010904-0095085

FILE NO: 20010328

KBB

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Marilyn Greenberg	(NAME) SunTrust Bank Residential Mortgage Lending	Map 72-3
(STREET ADDRESS) 1413 Shelton Ave	(STREET ADDRESS) 201 Fourth Avenue North 7th Floor	Parcel 263
(CITY) (STATE) (ZIP) Nashville TN 37216	(CITY) (STATE) (ZIP) Nashville, TN. 37219	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **KEVIN N. NANCE, unmarried,** has this day bargained and sold, and do hereby transfer and convey unto the said **MARILYN GREENBERG, unmarried,** the Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the westerly ½ of Lot No. 41, all of Lot No. 42, and the easterly 20 feet of Lot No. 43, of Block "A" on the Map of Inglewood Golf Club Subdivision, as of record in Book 843, page 65, Register's Office, Davidson County, Tennessee.
Said lot and parts of lots adjoin and front together 110 feet on the northerly side of Shelton Avenue and run back 168.9 feet more or less on the westerly line of said part of Lot No. 43, and 172.6 feet more or less on the easterly line of said part of Lot No. 41, to a dead line in the rear, measuring 110.65 feet, more or less thereon.
Being the same property conveyed to Kevin N. Nance, unmarried, by deed of record in Book 11182, page 202, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $191,520.00.

Subscribed and sworn to before me this the 30th day of August, 2001.

Affiant

My commission expires: 7/30/05 (Affix Seal)

Notary Public

KAY B. HOUSCH NOTARY PUBLIC DAVIDSON COUNTY, TN

This is improved property known as 1413 Shelton Ave., Nashville Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 29th day of August, 2001.

Kevin N. Nance

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KEVIN A. NANCE,** the within named 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 Nashville, Tennessee, this 30th day of August, 2001.

Kay B. Housch, Notary Public
My Commission Expires: 7/30/2005

ENCUMBRANCES:

1. 2001 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of record in Plat Book 843, page 65, Register's Office, Davidson County, Tennessee.
3. Subject to sanitary sewer and/or storm drainage easements of record in Book 4277, page 637, said Register's Office.