WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/04/01 14:39 2pgs
Fees:13.00 Taxes:344.10

20010904-0095437

TRACY L. LOVE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires May 26, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Gina R. Thomas
Affiant

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

Tracy L. Love
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gina R. Thomas (NAME)	GMAC Mortgage Corporation (NAME)	041-07-0-058.00
1305 Cheshire Drive (ADDRESS)	6 Cadillac Drive, Suite 150 (ADDRESS)	
Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	Brentwood, Tennessee 37027 (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, Frances E. Byrd, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Gina R. Thomas, ~~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 Lot 465 on the Plan of Bellshire Estates, Section "B" of record in Book 2331, page 128, and 129, Register's Office for Davidson County, Tennessee.

Said Lot 465 fronts 127.6 feet on the easterly side of Cheshire Drive and runs back 179.9 feet on the southerly line to a point, thence in a northerly direction with teh westerly line of Lot 351 and 353, 168.1 feet to a point, thence in a northwesterly direction with the southwesterly line of Lot 468, 69 feet to a point, thence westerly with the southerly line of Lot 467, 139.3 feet to a point in the easterly margin of Cheshire Drive, thence with said Drive, southerly 127.6 feet to the point of beginning.

Being the same property conveyed to Felix C. Byrd and wife, Frances Engle Byrd by deed from William L. Bricka and wife, Joyce Dean Bricka of record in Book 3534, page 329, said Register's Office. The said Felix C. Byrd having since died.

unimproved ( )
This is improved (X) property, known as 1305 Cheshire Drive, Nashville, Tennessee 37201
(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 15th day of August 2001

Frances E. Byrd
Frances E. Byrd

Received: 8/15/01 15:20; -> Bob Parks_Hermitage; Page 2
Sent by: RICHARD MANSON ATTY 615 726 1690; 08/15/01 3:47PM; Jetfax #534; Page 2/3

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 Frances E. Byrd, 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 Nashville, Tennessee, this 15th day of August, 2001.

Commission expires _____

TRACY L. LOFTIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires May 26, 2002

Notary Public

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

Received: 8/15/01 15:20; -> Bob Parks_Hermitage; Page 3
Sent by: RICHARD MANSON ATTY 615 726 1690; 08/15/01 3:47PM; Jetfax #534; Page 3/3