02

Realty 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 $123,500.00

Affiant

Subscribed and sworn to before me, this 21st day of September, 2001.

Notary Public
My commission expires: 05/30/04

Davidson County DEEDWARR
Recvd: 09/27/01 14:29 2pgs
Fees:13.00 Taxes:456.95
20010927-0104754

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 30th 2004

Address of New Owner:	Send Tax Bills to:	Tax Information
Nancy J. Terzian	Bank of America, N.A.	091-15-0
5006 Dakota Avenue	2059 Northlake Parkway	238.00
Nashville TN 37209	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, Zachary B. Provonchee, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Nancy J. Terzian, hereinafter called the Grantees, their 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 part of the south part of Block 17 on the Plan of Realty Savings Bank & Trust Company's Revised Plan of the West Extension of Charlotte Park Company's 1st Addition, as shown on plat of record in Book 421, Page 18, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Beginning at a point in the north margin of Dakota Avenue, 110.0 feet east of the easterly margin of 51st Avenue, North; 150.0 feet to a point in the north margin of an alley; thence with the margin of an alley; thence with the margin of said alley, easterly 50.0 feet to a point; thence southerly 150.0 feet to the north margin of Dakota Avenue; thence westerly with the margin of the same, 50.0 feet to the beginning.

Being the same property conveyed to Zachary B. Provonchee, unmarried by deed from Steve Dukes, unmarried, dated May 26, 1999, recorded in Book 11500, Page 539, re-recorded in Book 11532, Page 113, Register's Office for said County.

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 5006 Dakota Avenue, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees 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 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 21st day of September, 2001.

Zachary B. Provonchee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Zachary B. Provonchee, 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 21st day of September, 2001.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/30/04

