WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/01 10:08 2pgs
Fees:13.00 Taxes:462.50

20011102-0119877

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Robbie I. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st Day of October, 2001.

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 321 West Main Street Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robbie I. Smith	ABN AMRO Mortgage Group Inc.	Map 18-12-A
(NAME) 352 Dorr Drive	(NAME) P.O. Box 57060	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Irvine, CA 92619-7068	Parcel 012.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Carmen John Pico, Sr. and wife, and wife, Margaret A. Pico**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robbie I. Smith, unmarried** hereinafter called the GRANTEE(S), 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 No. 12 on the Plan of Emerald Cove, a Planned Unit Development, a plat of which is of record in Plat Book 6900, Page 629-631, Register's Office of DAVIDSON County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Carmen John Pico, Sr. and wife, Margaret A. Pico by Warranty Deed of record in Book 9371, page 419, Register's Office of Davidson County, Tennessee.

Restrictive covenants of record in Book 9112, page 29; and, any and all matters as shown on plat of record in Plat Book 6900, page 621-631; all of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(x) property, known as 352 Dorr Drive 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 31st Day of October, 2001.

Carmen John Pico, Sr.

Margaret A. Pico
Margaret A. Pico

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Carmen John Pico, Sr. and Margaret A. Pico, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st Day of October, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-23-05

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.