WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/06/01 09:00 2pgs
Fees:13.00 Taxes:203.13

20011106-0121376

14537-3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,900.00

Rosalyn M. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 2001

KATE HAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 12.12.04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosalyn M. Martin (NAME)	GMAC MORTGAGE CORPORATION (NAME)	MAP 082-04-0
1008 N. 7th Street (ADDRESS)	100 Witmer Road, P.O. Box 963 (ADDRESS)	PARCEL 143.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Horsham, PA 19044 (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, P.J. Properties

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rosalyn M. Martin, an unmarried person

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 153, on the Plan of McFerrin Lands Wills, Sharpe and Crutchers Addition, of record in Book 57, Page 82, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Bankers Trust Company of California, N.A. as Trustee, by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee, of record as Instrument No. 20006080057432, Register's Office for Davidson County, Tennessee. Said property further conveyed from Bankers Trust Company of California, N.A. to P.J. Properties by Quitclaim Deed of record as Instrument No. 20010124-0007320 Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 1008 North 7th Street, Nashville, TN 37207
(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 26th day of October, 2001

P.J. Properties

By: James Faris

James Faris, Owner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ .

Commission expires _____ _____

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, a _____ , 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 _____ , 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared JAMES FARIS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Owner of P.J. PROPERTIES, the within named bargainor, and that he as such OWNER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Owner.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of October, 2001.

My Commission Expires: 4/10/05

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN