RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP40468

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/21/01 09:58 2pgs
Fees:13.00 Taxes:296.00

20011221-0141104

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2001

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monica R. Harding	GMAC Mortgage Corporation	83-8-109
1000 Mitchell Road	100 Witmer Road	
Nashville, TN. 37206	Horsham, PA 19044-0963	

FOR AND IN 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, I/WE,

Benjamin Porter Edwards, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Monica R. Harding

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:

Schedule "A"

Being Lot No. 93 on the Plan of Rosewood Heights, Section III, as of record in Book 2133, page 61, Register's Office for said County.

Said Lot No. 93 fronts 77 feet on the west side of Mitchell Road and runs back between lines, 146 feet on the north line and 150.1 feet on the south line to a dead line in the rear on which it measures 69 feet.

Unimproved ( )
This is improved (X) property known as 1000 Mitchell Road, Nashville, TN 37206

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/our hand(s) this 14th day of December, 2001

Benjamin Porter Edwards Jr. by Mary Rosa - Atty In Fact
Benjamin Porter Edwards, Jr.

STATE OF TENNESSEE
Davidson County

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 _____, 20____.

Commission Expires_____ _____Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Alan L. Saturn a Notary Public in and for the State and County aforesaid, personally appeared Mary Rosa

_____

_____

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 Attorney in Fact _____ of the Benjamin Rooter Edwards JT. a ~~corporation~~, and that he as such Attorney-in-Fact, executed the foregoing instrument for the purpose therein contained, by signing the name of the Grantor ~~corporation~~ by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, this 14 day of Dec., 2001.

Commission Expires 9/28/2002

NOTARY PUBLIC AT LARGE

Alan Saturn _____Notary Public

WARRANTY DEED

FROM

TO