WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/01/02 11:39 2pgs
Fees:13.00 Taxes:301.55

20020201-0014339

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 81,500.00

Valencia Howard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF January, 2002

Notary Public

MY COMMISSION EXPIRES: November 27, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PROFESSIONAL TITLE & ESCROW CO, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VALENCIA D. HOWARD	GREENPOINT MORTGAGE FUNDING	MAP 69-16
(NAME)	(NAME)	
1610 ASHTON AVENUE	5032 PARKWAY PLAZA BLVD STE. 100	PARCEL 89.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TENNESSEE 37218	CHARLOTTE, NC 28217	
(CITY) (STATE) (ZIP)	(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, AMERICAN ELITE HOMES OF, NASHVILLE, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VALENCIA D. HOWARD, 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 the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being Lot No. 11 on the Map of the Subdivision of A. T. Putman's 7 1/2 acre tract, not of record, described according to a survey made by John M. Sullivan, County Surveyor, October 5, 1946, as follows:

Beginning on the southerly margin of Ashton Avenue at the corner of Lots 10 and 11; thence with said Avenue westwardly 70 feet to the corner of Lots 11 and 12; thence with the line between said lots southwardly 225 feet; thence eastwardly 70 feet to the corner of said Lots No. 10 and 11; thence with the line between said lots northwardly 224.75 feet to the beginning.

Being the same property conveyed to American Elite Homes of Nashville, LLC by deed of record in Instrument No. 20010323-0028256, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1610 ASHTON AVENUE, NASHVILLE, TENNESSEE 37218
(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 25th day of January, 2002

AMERICAN ELITE HOMES OF, NASHVILLE, LLC
BY: Graylon Morgan
GRAYLON MORGAN, VICE PRESIDENT

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 DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared GRAYLON MORGAN and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the VICE PRESIDENT and _____ respectively of the AMERICAN ELITE HOMES OF the within named bargainor, and corporation, and that he as such VICE PRESIDENT 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 GRAYLON MORGAN as such VICE PRESIDENT, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at MADISON, TENNESSEE on this the 25th day of January, 2002 .

My commission expires November 27, 2004 _____

Notary Public