Realty Title 06
48A

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 371

Davidson County DEEDWARR
Recvd: 06/25/02 08:56 2pgs
Fees:13.00 Taxes:240.13

20020625-0075887

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $64,900.00

Christa Haynes
Affiant

Subscribed and sworn to before me this 14th day of June, 2002.

Notary Public
My commission expires: 03/28/0

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kisha J. Smith	Columbia National Inc.	120-0-13-80.00
3477 McGavock Pike	P.O. Box 3050	
Nashville TN 37217	Columbia, Maryland 21045	

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, Mary Ann Ritlaw, now Mary Ann Ritlaw Disante, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kisha J. Smith, unmarried, 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 Lot No. 10B on the plan of Zone Lot Division of Lots 13, 15, 16 20 and 22 of Section Three and Lot 9 and 10 of Section 1 of Seven Oaks Estates, of record in Plat Book 5200, Page 617 as amended in Plat Book 6250, Page 413, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Mary Ann Ritlaw, by deed from Jack Kemp, Secretary of Housing and Urban Development, of record in Book 8030, Page 861, said Register's Office.
>
> 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 3477 McGavock Pike, Nashville, TN 37217

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 14th day of June, 2002.

Mary Ann Ritlaw Disante by
Mary Ann Ritlaw Disante
Lynda Sulta POA for Mary Ann Ritlaw Disante

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Linda Salts, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the attorney in fact for Mary Ann Ritlaw Disante and that she is authorized by Mary Ann Ritlaw Disante to execute this instrument on her behalf.

Witness my hand in Mt. Juliet, TN, this 14th day of June, 2002.

Notary Public

My Commission expires 03/28/04

