RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41010

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2002

Notary Public

MY COMMISSION EXPIRES: 4/29/2002

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
Virginia Smith	Option One Mortgage Corporation	128-125
7675 Sawyer Brown Road	P.O. Box 25060	
Nashville, TN, 37221	Santa Ana, CA 92799	

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,

Don Baumet and Carol Ann Baumet, Husband and Wife

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

Virginia Smith and John Gary Smith, Sr., Wife and Husband

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:

SEE ATTACHED LEGAL DESCRIPTION

Unimproved ( )
This is improved (X) property known as 7675 Sawyer Brown Road, Nashville, TN 37221

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 26th day of June, 2002

Don Baumet

Carol Ann Baumet by Don Baumet, Attorney In Fact

Carol Ann Baumet by Don Baumet, Attorney In Fact

Davidson County DEEDWARR
Recvd: 08/08/02 12:15 3pgs
Fees:18.00 Taxes:693.75

20020808-0095655

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Don Baumet, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of June, 2002

Notary Public

My Commission Expires: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of June, 2002, personally appeared Don Baumet to me known to be the person who executed the foregoing instrument on behalf of Carol Baumet as Attorney In Fact, and acknowledged that Don Baumet executed the same as the free act and deed of the said Carol Baumet.

Witness my hand and official seal at Nashville, Tennessee this 26th day of June, 2002

Notary Public

My Commission Expires: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Being a tract of land in the 8th, formerly 18th Civil District of Davidson County, Tennessee and described according to a loan survey by Barry Greer and Associates, dated January 12, 1977, as follows:

BEGINNING at a point in the center line of Sawyer Brown Road at the southeast corner of the property conveyed to Paul E. Williams and wife, of record in Book 2337, Page 313, Register's Office; thence along the southerly line of said land north 70 degrees 02 minutes west 662.9 feet to a point in the easterly right of way of Interstate I-40; thence along said right of way, south 24 degrees 32 minutes west 430.6 feet to a point at the northwest corner of the property conveyed to Freddie H. Stromatt and wife, as of record in Book 4554, page 648; thence along the northerly line of the same, south 85 degrees 06 minutes west 213.7 feet to a point; thence south 85 degrees 00 minutes east 523.7 feet to a point in the centerline of Sawyer Brown Road; thence with the centerline of the same around a curve to the right having a radius of 1745.72 feet a distance of 239.2 feet to the point of beginning.

Being the same property conveyed to Don Baumet and wife, Carol Ann Baumet by Warranty Deed from Darrell J. McCall and wife, Mona G. McCall, of record in Book 6581, Page 331, Register's Office for Davidson County, Tennessee.