THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 193,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 2002

Notary Public

MY COMMISSION EXPIRES: July 24, 2004
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Irene Popa (NAME)	Bank of America, N. A. (NAME)	MAP 103-10
5712 Vine Ridge Drive (ADDRESS)	830 North Central Avenue (ADDRESS)	PARCEL 54
Nashville, TN 37205 (CITY) (STATE) (ZIP)	St. Petersburg, FL 33701 (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, Lisa A. Ruble and husband, James E. Graham

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

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 No. 69 on the Plan of Section 4 Brookside Courts Addition No. 4 of record in Book 2083, page 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 69 fronts 85.00 feet on the northwesterly margin of Vine Ridge Drive and extends back 227.4 feet on teh northwesterly line and 270 feet on the southwesterly line, to a dead line in the rear, measuring 75.7 feet thereon.

Being the same property conveyed to Lisa A. Ruble and husband James E. Graham by deed from R. Mitchell Joyce and husband Michael G. Joyce as of record in Book 11512, page 436, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/26/02 13:32 2pgs
Fees:13.00 Taxes:714.10

20020826-0102941

unimproved ( )
This is improved (X) property, known as 5712 Vine Ridge Drive, Nashville, TN 37205
(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 our hand s this 23rd day of August, 2002

Lisa A Ruble by ATTY in fact
Lisa A. Ruble

James E. Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Lisa A. Ruble and Husband~~, James E. Graham

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of August, 2002.

Commission expires July 24, 2004

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, and corporation, 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 corporation, 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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES E. GRAHAM whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of LISA A. RUBLE as her Attorney in Fact, as the free act and deed of the within named LISA A. RUBLE.

Witness my hand and official seal at Nashville, TN this 23rd of August, 2002.

NOTARY PUBLIC R.L. Moore

My commission expires: July 24, 2004

R.L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY