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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 2002

Notary Public

MY COMMISSION EXPIRES: 5-14-03
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy L. Poindexter (NAME)	GMAC Mortgage Corporation (NAME)	49-61
5259 Buena Vista Pike (ADDRESS)	100 Witmer Road (ADDRESS)	
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	Horsham, PA 19044 (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, Charles A. Singer and wife, Virginia B. Singer

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

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 Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, Civil Engineer, December 8, 1961, as follows:

BEGINNING on the westerly margin of Buena Vista Pike at the southeast corner of the property conveyed to Carl W. Binkley and wife, by deed from Albert J. Sheffield, of record in Book 3342, page 481, Register's Office for Davidson County, Tennessee, thence with the westerly margin of said Pike south 12 deg. 30' east 100 feet; thence south 82 deg. 15' west 413 feet; thence north 7 deg. 30 west 96 feet to the southwest corner of said Binkley property; thence with the southerly line of said Binkley property north 81 deg. 44' east 404.34 feet to the beginning.

BEING the same property conveyed to Charles A. Singer and wife, Virginia B. Singer by deed from William J. Warren, unmarried, of record in Book 4606, page 569, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/06/02 12:08 2pgs
Fees:13.00 Taxes:357.05
20020906-0108290

unimproved ( )
This is improved (X) property, known as 5259 Buena Vista Pike, 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 our hand s this 30th day of August, 2002

Charles A. Singer

Virginia B. Singer

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 Charles A. Singer and wife, Virginia B. Singer

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 30th day of August, 2002.

Commission expires 5-14-03

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