WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/11/02 14:03 2pgs
Fees:13.00 Taxes:247.90

20020911-0110879

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 01-28-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Veronica Bass (NAME)	Option One Mortgage Corporation (NAME)	MAP 50-10
3205 Woodstock Drive (ADDRESS)	3 Ada (ADDRESS)	PARCEL 152
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Irvine, CA 92618 (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, Beverly A. Smith and Charles R. Smith, Jr., Both Unmarried

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

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. 125-A on the Paln of Zone Lot Division Lots 63-65, 68-69, 125-126, 128-134, 141, 144-145 and 147-152, Revision to Section Four, Chesapeake Homes (originally Lots 63-69, 125-135, 141-154) of record in Book 6250, page 933, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Beverl A. Smith and Charles R. Smith, Jr. by Warranty Deed from Jack F. Kemp, Secretary of Housing and Urban Development of Washington, D.C. of record in Book 8241, page 937, Register's Office for Davidson County, TN.

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.

Beverly A. Smith executed on behalf of Charles R. Smith, Jr., pursuant to the Power of Attorney which is being recorded herewith in the Register's Office for Davidson County, Tennessee, at Instrument No. 20020911-0110878.

unimproved ( )
This is improved (X) property, known as 3205 Woodstock Drive, Nashville, TN 37207
(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

Beverly A. Smith

Beverly A. Smith
Charles R. Smith, Jr.
By: Charles R. Smith jr.
Beverly A. Smith, Attorney-in-fact
Beverly A. Smith

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 Beverly A. Smith

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of August, 2002.

Commission expires 01-28-03

D. Annette Maples
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

On this 30th day of August, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared Beverly A. Smith, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of CHARLES R. SMITH, JR., and acknowledged that she executed the same as the free act and deed of the said CHARLES R. SMITH, JR.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30th day of August, 2002.

D. Annette Maples
Notary Public

My Commission Expires: 01-28-03