BOX #14A
G#15494-2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/21/02 10:45 3pgs
Fees:18.00 Taxes:333.00

20021021-0128809

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Ashley Nicole Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October, 2002

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
Ashley Nicole Smith (NAME)	ABN AMRO MORTGAGE GROUP, INC. (NAME)	MAP 095-14-0
2156 Sanborn Drive (ADDRESS)	4242 N. Harlem Avenue (ADDRESS)	PARCEL 105.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Norridge, IL 60706 (CITY) (STATE) (ZIP)	[FB #03DZ-35135]

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 Dewey Parson, Jr., Executor of the Estate of Judith Gale Turner, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ashley Nicole Smith, 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. 216 on the Plan of Elm Hill Acres, Section I, as of record in Book 2331, Pages 67 and 68, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Judith Turner, by Deed from Henry F. Flippo, of record in Book 10708, Page 978, Register's Office for Davidson County, Tennessee. The said Judith Turner having since died. The Last Will and Testament of Judith Gail Turner, Probate No. 02P-116, of record in Will File No. 3449/635255, Probate Court for Davidson County, Tennessee. The liquid assets of said Estate being insufficient to pay the claims filed against the Estate, the Executor has been authorized to sell the property in order to satisfy said claims. This Deed has been executed pursuant to said power of sale and the property is transferred free and clear of all claims.

INCLUDED in the above described property BUT EXCLUDED therefrom is the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by Deed from James Edward Crowell and wife, Patricia Louise Crowell, of record in Book 3936, Page 449, Register's Office for Davidson County, Tennessee, described as follows:

CONTINUED

unimproved ( )
This is improved (X) property, known as 2156 Sanborn Drive, Nashville, TN 37214
(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 my hand this 17th day of October, 2002

Charles D. Parson Jr (Exec)
Charles Dewey Parson, Jr., Executor
of the Estate of Judith Gale Turner, deceased

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 Dewey Parson, Jr., Executor of the Estate of Judith Gale Turner, deceased

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ Tennessee, this 17th day of October, 2002.

Commission expires 4/10/05

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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, a _____, 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 _____, 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

LEGAL DESCRIPTION CONTINUATION

BEGINNING at a point, said point being the Southeast corner of Lot No. 216; thence, westerly with the lot line between Lot Nos. 216 and 217, a distance of 64 feet to a point in the West margin of Briley Parkway; thence, North 17° 03' 14" East along the West margin of Briley Parkway 107 feet to a point; thence, easterly with the lot line between Lot Nos. 216 and 213, a distance of 33.2 feet to a dead line in the rear; thence, southerly along the dead line in the rear of Lot No. 216, a distance of 100 feet to the point of BEGINNING and containing 4,857 square feet.

AND further INCLUDED in the above described property BUT EXCLUDED therefrom is the property conveyed to the State of Tennessee, by Deed from Charles Dewey Parson, Jr., Executor of the Estate of Judith Gale Turner, of record in Instrument No. 20021021 - 0128808, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the point of intersection of the existing West margin of SR 155 and the South boundary of the Robert Rolston and Catherine R. Dunlap property; thence, with said existing margin southerly 107 feet, more or less, to a point; thence, with the North boundary of the James M. Hunter et ux property South 86° 09' 30" West 35.32 feet to a point; thence, with the proposed West margin of said road, North 17° 03' 14" East 107.04 feet to a point; thence, with said South boundary North 86° 09' 30" East 35.32 feet to the point of BEGINNING, containing 3,532 square feet.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; subject to the right of ingress and egress as stated in the Deed of record in Book 3936, Page 449, said Register's Office; and taxes for the current year which have been prorated and paid by the Grantor herein.