WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March, 2003

Notary Public

MY COMMISSION EXPIRES: 9/4/05
(AFFIX SEAL)

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

THIS INSTRUMENT WAS PREPARED BY

SECURITY ESCROW & TITLE CO., 750 Old Hickory Blvd., Suite 165, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Koffman (NAME)	GreenPoint Mortgage Funding, Inc (NAME)	83-9/342.00
1418 Gartland Avenue (ADDRESS)	5032 Parkway Plaza Blvd. Ste 100 (ADDRESS)	
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Charlotte, NC 28217 (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, Helen Madden Spears

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Koffman and ~~Diane~~ XXXXX Koffman, husband and wife

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. 79 on the Plan of the Subdivision of the A.V.S. Lindsley 29-acre tract, of record in Book 57, Page 66, Register's Office for said County, to which reference is hereby made for a more particular description.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 1418 Gartland Avenue, Nashville, TN 37206 (83-9/342.00).

BEING the same property conveyed to Helen Madden Spears by deed dated 9/20/91 of record in Book 8447, Page 349, Register's Office for Davidson County, Tennessee. Michelle Hall executes this instrument on behalf of Helen Madden Spears pursuant to ~~Power of Attorney~~ XXXXXXXXX*** Power of Attorney being recorded simultaneously herewith in Instrument No. 20030324-0038515, Register's Office for Davidson County, Tennessee.

*** General

Davidson County DEEDWARR
Recvd: 03/24/03 12:19 2pgs
Fees:13.00 Taxes:814.00

20030324-0038516

unimproved ( )
This is improved (X) property, known as 1418 Gartland Avenue, Nashville, Tennessee 37206
(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 10th day of March, 2003

Helen Madden Spears / Maurna Michele Hall POA

Helen Madden Spears

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 10th day of March, before me personally appeared Maurine Michele Hall to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Helen Madden Spears and who acknowledged that she executed the same as the free act and deed of the said Helen Madden Spears by virtue of that Power of Attorney, duly executed by the said Helen Madden Spears and appearing of record in Instrument No._____ of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, TN, this 10th day of March, 2003.

_____
Notary Public

My Commission Expires: 9/4/05

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 09/04/2005