Fee
Mortgage
MST

THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

File: Mid-State Title and Escrow Inc.
128 Holiday Ct, Suite 125
Franklin, TN 37067

SEND TAX BILLS TO:
Franklin Financial Mortgage, Inc.
110 3rd Avenue North
Franklin, TN 37064

MAP PARCEL NUMBERS
95-14-17

Davidson County DEEDWARR
Recvd: 03/26/03 15:25 2pgs
Fees:13.00 Taxes:449.55
20030326-0039951

WARRANTY DEED

THIS INDENTURE, made and entered into this 21st day of March, **2003**, by and between **GLORIA E. GREEN**, party of the first part, and **JOHN R ENTZMINGER**, party of the second part,

WITNESSETH: That for and in consideration of **$121,500.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Elm Hill Acres, Section One of record in Plat Book 2331, page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gloria E. Green by deed from Hans F. Cole and Sharon M. Baker Cole, husband and wife of record in Instrument No. 200003010019973, Register's Office for Williamson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2003 which have been prorated and assumed by the Grantee(s); any and all matters in the plat of record in Plat Book 2331, page 67; Restrictions of record in Book 2393, page 276 and Book 2442, page 464; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

GLORIA E. GREEN

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **GLORIA E. GREEN** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 21st day of March, **20**03.

My commission expires _____

T Garrison

Notary Public

TERMA C. GARRISON NOTARY PUBLIC AT LARGE ROBERTSON CO. TENN. MY COMMISSION EXPIRES: JAN. 25, 2006

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$121,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 21st day of March, **20**03.

T Garrison

PROPERTY ADDRESS:
2101 Crystal Dr.
Nashville, TN 37210

TERMA C. GARRISON NOTARY PUBLIC AT LARGE ROBERTSON CO. TENN. MY COMMISSION EXPIRES: JAN. 25, 2006