WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/07/03 10:52 3pgs
Fees:18.00 Taxes:216.45

20030407-0045467

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires APRIL 28, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES: 4-28-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark S. Greenwood	SAME AS NEW OWNER	MAP 93-04 PAR. 115
(NAME)	(NAME)	
549 Forest Retreat Rd.		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(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, **HEIR AT LAW OF WILLA FAY HIGGINS, DECEASED, AND MARTHA QUILLAN, DECEASED, BEING THOMAS HIGGINS, DECEASED, BY THE ADMINISTRATRIX OF THE ESTATE OF THOMAS HIGGINS, BEING KAREN VANELDIK,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK S. GREENWOOD AND WIFE, TRACY J. GREENWOOD**, HEREINAFTER CALLED THE GRANTEE, THEIR HIS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR A COMPLETE LEGAL DESCRIPTION

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 526 South 10th Street, Nashville, TN 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 31st day of March, 2003.

Karen VanEldik administratrix
KAREN VANELDIK, ADMINISTRATRIX OF THE
THOMAS HIGGINS ESTATE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, KAREN VANELDIK, ADMINISTRATRIX OF THE THOMAS HIGGINS ESTATE the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this: 3/31/2003.

Commission expires:

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires APRIL 28, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Shelby Hills Subdivision, as of record in Book 3600, Page 17, as amended for revision of public utilities and sewer easement in Book 3926, Page 87, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more complete description.

Being the same property conveyed to Willa Fay Higgins and Martha Quillian, tenants in common, by deed from Henry Hudson and Bill M. Bowman of record in Book 3898, Page 488, Register's Office for Davidson County, Tennessee. The said Martha Quillian having since died on March 16, 1974, unmarried, intestate, leaving her only heir at law, her daughter, Willa Fay Higgins. The said Willa Fay Higgins having since died on May 20, 1997, unmarried, intestate, her estate having been probated in the Seventh Circuit Court, Probate No. 97P-977, her sole heir at law being her son, Thomas Higgins aka Thomas Lee Higgins. The said Thomas Higgins having since died, intestate, on December 8, 2001, married, having no children, his spouse being Marcia Lamberth, surviving spouse and sole heir at law. The said Thomas Higgins and Marcia Lamberth being married on September 28, 1994. The estate of Thomas Higgins having been submitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate No. 01P-1990, wherein Karen Vaneldik having since been appointed as Administratrix of his estate. An order having been entered in said Court has authorized the Administratrix to sell the aforedescribed property and having approved said sale and terms from the estate to the Grantee herein.

KV