Davidson County DEEDWARR
Recvd: 06/09/04 15:21 2pgs
Fees:13.00 Taxes:1253.93

20040609-0068471

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

B-CD-04-2400

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Simmons	Greenpoint Mortgage Funding,	
2400 Oakland Avenue	(NAME) 100 Wood Hollow Drive	104-16-288
(ADDRESS) Nashville, Tennessee 37212	(ADDRESS) Novato, CA 94945	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEFFREY HERSK UNMARRIED,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL SIMMONS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: unmarried

BEING the northerly part of Lot No. 170 on the Belmont Company's Plan of Lots called "Belmont Heights" of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the southeast corner of Linden Avenue and Oakland Street; thence with the easterly margin of Oakland Street, southwardly 42.0 feet; thence at right angles, eastwardly and parallel with the said alley, northwardly to the southerly margin of the said Linden Avenue; thence with the same, westwardly 65.7 feet to the beginning.

Being the same property conveyed to Jeffrey Hersk, unmarried, by Deed dated October 28, 1994 and filed for record on November 2, 1994 in Book 9509, Page 288, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2400 Oakland Avenue, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 26th day of May, 2004.

Jeffrey Hersk by MLDL Atty in Fact.
Jeffrey Hersk

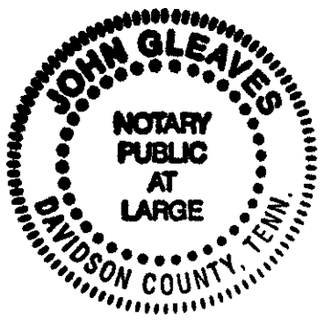
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mark Deutschmann, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Jeffrey Hursk and acknowledged that he/she executed the same as the free act and deed of the said Jeffrey Hursk.

Witness my hand and official seal at
Nashville, TN
on this the 26th day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903