Instr:200001060001997 Page: 1 OF 2
REC'D FOR REC 01/06/2000 2:18:44PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $284.90

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WARRANTY DEED

This Indenture made this **4th** day of **January, 2000** between **Nancy R. Reese, unmarried, ,** GRANTOR, and **Deborah D. Blair-Payne, unmarried ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

BEING Lot No. 35 on the plan of Hillhurst Acres, Section Six, of record in Book 2854, Page 62, Register's Office for Davidson County, Tennessee.

SAID Lot No. 35 fronts 130 feet on the southerly margin of Lyndale Drive and extends back southwardly 186 feet on the easterly side and 191.7 feet on the westerly side to a dead line in the rear, being a broken line, measuring a total of 107.7 feet.

BEING the same property conveyed to Leonard V. Reese and wife, Nancy R. Reese by Quit Claim Deed from Harold Reeves, Trustee for Leonard R. Reese of record in Book 7105, Page 231, Register's Office for Davidson County, Tennessee.

Leonard V. Reese, having since died and title now vested in Nancy R. Reese as surviving tenant by the entirety.

Subject all matters of record in Plat Book 2854, Page 62, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as: 3020 Lyndale Drive Nashville, TN 37206

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 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **4th** day of **January, 2000.**

Nancy R. Reese

Nancy R. Reese

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy R. Reese, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 4th day of January, 2000.

NOTARY PUBLIC

PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES:

My Commission Expires May 26 2002

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $77000

Affiant

Subscribed and sworn before me this 4th day of January, 2000.

NOTARY PUBLIC

JENNIFER R. PAYNE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES: _____

My Commission Expires May 26 2002

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Deborah D. Blair-Payne
3020 Lyndale Drive
Nashville, Tennessee 37207

Send Tax Bills to:
Bank of America
2059 Northlake Parkway
Tucker, GA 30084

Map & Parcel Number:

Map: 060-07 Parcel: 054.00