Instr:200001120004199 Page: 1 OF 2
REC'D FOR REC 01/12/2000 9:09:08AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $277.13

PREPARED BY:
Watts & Baldwin, Attorneys, PLLC
761 Old HIckory Blvd., #203
Brentwood, TN 37027

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **December, 1999** between ~~**JEFFREY**~~ JEFFERY **C. ROACH and wife, JENNIFER R. ROACH** , GRANTOR, and **LYNDA SHARON WOLFENBARGER, a single woman** , GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **Davidson,** State of Tennessee, more particularly described as follows:

BEING Lot No. 23 Block B on the Map of Croleywood Subdivision, Section Two, as of record in Book 1130, Page 100, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jeffery C. Roach and wife, Jennifer R. Roach by deed from Donald Foreman and wife, Jane Foreman of record in Book 10110, Page 309, Register's Officer for Davidson County, Tennessee.

This conveyance if subject to any, and all zoning regulations, building restrictions, and setback lines, if any, easements and rights--of-way for public utilities of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Jeffery C. Roach
JEFFREY C. ROACH
~~JEFFREY~~ JEFFERY
Signature of Seller

Jennifer R. Roach
JENNIFER R. ROACH
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, ~~JEFFREY~~ Jeffery **C. ROACH and wife, JENNIFER R. ROACH** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **December, 1999.**

Notary Public

My Commission Expires: 9/28/2002

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

Name and Address of Property Owner:

LYNDA SHARON WOLFENBARGER
553 Croley Dr
Nashville, TN

Property Address:

553 Croley Dr.
Nashville, TN

Person Responsible for Taxes:

NVR Mortgage Finance, Inc.
5301 Virginia Way, Suite 350
Brentwood, TN 37027

Parcel #: 090-12-0, Parcel 287.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$74,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **December, 1999.**

Notary Public

My Commission Expires: 9/28/2002

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

RETURN TO:

Watts & Baldwin, Attorneys, PLLC
761 Old Hickory Blvd., #203
Brentwood, TN 37027