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

Instr:200001140004938 Page: 1 OF 2
REC'D FOR REC 01/14/2000 9:30:26AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $340.40

WARRANTY DEED

THIS INDENTURE is made and entered into this **16th** day of **December, 1999** between **EDD R. TURNER, III, a married man** , GRANTOR, and **TERESA MARTIN** , GRANTEE.

Ann

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:

Land in Davidson County, Tennessee, BEING lots number 135, 136 and 137 on the Plat of Highland Land Company's Subdivision, of record in Book 421, Page 14, Register's Office for Davidson County, Tennessee.

SAID lots number 135, 136 and 137 adjoin and front together 75 feet on the west side of Stainback Avenue and runs back between parallel lines 175 feet to an alley.

BEING the same property conveyed to Edd R. Turner, III by deed from Jeffery L. Russell and wife, Ella L. Russell, as of record in Book 11005, Page 697, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO all taxes for year 1999 which have been prorated and assumed by Grantee(s); all matters appearing on the Plan of record in Plat Book 421, Page 14, 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 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.

EDD R. TURNER, III
Signature of Seller

SANDRA TURNER
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDD R. TURNER, III and HIS WIFE, SANDRA TURNER,** the within named bargainor, 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, at office, this **16th** day of **December, 1999.**

Tisha C. Baldwin
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:

TERESA Ann MARTIN
1318 Stainback
Nashville, TN 37207

Property Address:

1318 Stainback
Nashville, TN 37207

Person Responsible for Taxes:

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

Parcel #: 71-15-200

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 **$92,000.00** 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.

Teresa Ann Martin
Affiant

Sworn to and subscribed before me, a Notary Public, this **16th** day of **December, 1999.**

Tisha C. Baldwin
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
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