Instr:200002020010678 Page: 1 OF 2
REC'D FOR REC 02/02/2000 8:52:29AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $321.53

26B

| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| | | 26B |
| Andrea F. Williams, | SunTrust Mortgage | |
| unmarried | P.O. Box 79041 | MAP:083-02-0 |
| 409 Scott Avenue | Baltimore, MD | |
| Nashville, TN. 37206 | 21279-0041 | PARCEL:258.00 |

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 99-12-9843 ]

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Rudy Borden, unmarried, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Andrea F. Williams, unmarried, (The "Grantee"), her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Being parts of Lots Number 1 and 2 on the unrecorded plat of a resubdivision of Lots number 16 and 17 on the original plan of Brownsville, being of record in Book 21, page 9, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description, described as follows:**

**Beginning on the westerly margin of Scott Avenue at a point 415 feet north of the northerly margin of Greenwood Avenue; thence west 115 feet to a point; thence north 55 feet to a point; thence east 155 feet to the westerly margin of Scott Avenue; thence with the same south 55 feet to the point of beginning.**

**Being the same property conveyed to Ruby Borden, unmarried by Warranty Deed from Jerri W. Ewell of record in Book 9335, page 804, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of Record in Plat Book 21, page 09, Register's Office for Davidson County, Tennessee.**
3. **Subject to any governmental zoning and subdivision ordinances or regulations in affect thereon.**

This is improved property known as **409 Scott Avenue, Nashville Tennessee 37206.**

[STATE OF TENNESSEE) ]
[COUNTY OF DAVIDSON ]
[ ]
[The actual consideration or value, whichever is greater for this ]
[transfer is $86,900.00 ]
[ ]
[ Andrea F. Williams ]
Affiant
[Subscribed and sworn to before me this ]
[28th day of January, 2000. ]
[ ]
[ Amy D. Joines ]
Notary Public
[ ]
[My Commission Expires: 11-29-03 ]

AMY D. JOINES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires November 29, 2003

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28th day of January, 2000.

Ruby L Borden
**Ruby Borden**

**STATE OF TENNESSEE}**
**COUNTY OF DAVIDSON}**

On this 28th day of January, 2000, before me personally appeared, **Ruby Borden, unmarried** to me known to be the person who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

**WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of January, 2000.**

AMY D. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Amy D. Jones
NOTARY PUBLIC

My Commission Expires
November 29, 2003

**My Commission Expires:** 11-29-03