**PREPARED BY:**
**D.W. McMACKIN**
**ATTORNEY AT LAW**
**5200 Maryland Way, Suite 105**
**BRENTWOOD, TN 37027**

Instr:200003010019998 Page: 1 OF 2
REC'D FOR REC 03/01/2000 11:00:23AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $196.10

**Map & Parcel No.: 71-7-211**

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this **25th** day of **February, 2000** between **Charlie Bandy** , GRANTOR, and **Raymond R. Presley and wife, Lois F. Presley** , GRANTEE.

W I T N E S S E T H: 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 the westerly one half of Lot No. 21 on the Map of Trinity Heights, of record in Plat Book 332, page 4, Register's Office for Davidson county, Tennessee, to which plat reference is hereby made for a more complete description. Said part of Lot No. 21 fronts 50 feet on the northerly side of Edwin Avenue and runs back between parallel lines 166 feet to an alley.**

**Being the same property conveyed to Charlie Bandy by deed from Aames Capital Corporation of record in Book 11391, page 875, said Register's Office.**

**This conveyance is subject to the 2000 property taxes, which have been prorated, Grantees to pay, and to all matters shown on the plan of record in Plat Book 332, page 4, said Register's Office.**

**The legal description contained herein is identical to the legal description contained 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.

Charlie Bandy

**Charlie Bandy**
Signature of Seller

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Personally appeared before me, a Notary Public of said County and State, **Charlie Bandy** , 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 **25th** day of **February, 2000.**

Notary Public

My Commission Expires:

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires 7-27-2002

Name and Address of Property Owner:

**Raymond R. Presley and Lois F. Presley**
**319 Edwin Street**
**Nashville, TN 37207**

Property Address:

**319 Edwin Street**
**Nashville, TN 37207**

Person Responsible for Taxes:

**Flagstar Bank, FSB**
**2600 Telegraph Rd.**
**Bloomfield Hills, MI 48302**

## 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 **$53,000.00** 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.

Raymond R Presley
Affiant

Sworn to and subscribed before me, a Notary Public, this **25th** day of **February, 2000.**

Notary Public

My Commission Expires:

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires 7-27-2002

RETURN TO:

D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027