RECORD AND RETURN TO:
NASHVILLE ESCROW COMPANY
2209 CRESTMOOR ROAD, SUITE 220
NASHVILLE, TN 37215
(00-117)

56

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

NASHVILLE ESCROW CO.
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

Instr:200004060034707 Page: 1 OF 2
REC'D FOR REC 04/06/2000 10:17:17AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $111.00

THIS INDENTURE, made and entered into as of the 24 day of MARCH, 2000 **by and between**

HENLEY BLACK III, AND WIFE, and CORINE BLACK ,

hereinafter referred to as Grantor, and

SANDRA STARLING, A MARRIED WOMAN ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE FURTHER DESCRIBED AS FOLLOWS:

TRACT I: BEING LOT NO. 18 ON THE BEAZLEY SUBDIVISION OF THE VAUGHN TRACT, AS OF RECORD IN PLAN BOOK 2, PAGE 105 CHANCERY COURT AT NASHVILLE.

SAID LOT. NO. 18 FRONTS 50 FEET ON THE EASTERLY SIDE OF HART STREET AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO HENLEY BLACK III AND WIFE, CORINE BLACK BY QUITCLAIM DEED DATED 3/26/96 FROM WADE L. PHELPS OF RECORD IN BOOK 10071, PAGE 532 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Henley Black III

HENLEY BLACK III

Corine Black

CORINE BLACK

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **HENLEY BLACK III, AND WIFE, and CORINE BLACK** , 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 24 day of MARCH, 2000.

Notary Public

Commission Expiration: _____

My Commission Expires 8/16/2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$30,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Henley Black III

Affiant

Subscribed and sworn to before me this 24 day of MARCH, 2000.

Notary Public

Commission Expiration: _____

My Commission Expires 8/16/2001

RETURN TO:

NASHVILLE ESCROW CO.
2209 CRESTMOOR ROAD
NASHVILLE, TN. 37215

SEND TAX BILLS TO:

NORTH AMERICAN MORTGAGE COMPANY
4301 HILLSBORO ROAD, SUITE 328
NASHVILLE, TN 37215

PROPERTY ADDRESS:

417 HART AVENUE
NASHVILLE, TN 37206

MAP PARCEL NUMBER
82-8-260.00