30-1-191

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **3rd** day of **May, 2000** by and between **DALE M. BABB and VANESSA A. ROBINSON K/N/A BABB** , herein after referred to as GRANTOR, and **ROGER HAMMONDS** , herein after referred to as 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:

Land in Davidson County, Tennessee, being Lot No. 176 on the Plan of Buena Vista Estates, Section 5, as of record in Book 4460, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING THE SAME PROPERTY CONVEYED to Dale M. Babb and Vanessa A. Robinson, both unmarried by Deed from Jack F. Kemp - Secretary of Housing Urban Development and recorded in Book 8278, page 822, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 4194 BOB WHITE DRIVE, NASHVILLE, TN 37218

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.

Dale M Babb
DALE M. BABB
Signature of Seller

Vanessa A. Robinson Babb
VANESSA A. ROBINSON K/N/A BABB
Signature of Seller

Instr:200005120048307 Page: 1 OF 2
REC'D FOR REC 05/12/2000 3:13:06PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $303.40

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **DALE M. BABB and VANESSA A. ROBINSON K/N/A BABB**, 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 **3rd** day of **May, 2000.**

Lori Lloyd-Belton
Notary Public

My Commission Expires: 1/31/2004

Name and Address of Property Owner:
ROGER HAMMONDS
4194 BOB WHITE DRIVE, NASHVILLE, TN 37218

Send Tax Statements to:
SAME

059-05-0-160.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

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 **$82,000.00** 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.

Michelle Nichols
Affiant

Sworn to and subscribed before me, a Notary Public, this **3rd** day of **May, 2000.**

Lori Lloyd-Belton
Notary Public

My Commission Expires: 1/31/2004

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 450
Franklin, Tennessee 37067
20-1-191