CO... ...AGENCY
3... ...RD. SOUTH
MADISON, TN 37115

18

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Instr:200005170049548 Page: 1 OF 3
REC'D FOR REC 05/17/2000 10:39:12AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $273.80

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **May, 2000, by and between NORA E. ALEXANDER, A WIDOW, UNMARRIED, hereinafter called GRANTOR, and ARMAND E. ALLAIRE and TERESA A. STARR ALLAIRE, HUSBAND AND WIFE, hereinafter called GRANTEEs.**

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 considerations, the receipt of which are hereby acknowledged, I, NORA E. ALEXANDER, A WIDOW, UNMARRIED, GRANTOR, does hereby bargain, sell, transfer and convey unto ARMAND E. ALLAIRE and TERESA A. STARR ALLAIRE, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 244 ROBINWOOD AVENUE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their successors, heirs and assigns forever. The GRANTOR covenants and agrees with the said GRANTEEs 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 in Exhibit "B".

GRANTOR further covenants and binds HERSELF, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: Nora E. Alexander
NORA E. ALEXANDER, Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, NORA E. ALEXANDER, A WIDOW, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of May, 2000.

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

ARMAND E. ALLAIRE and TERESA A. STARR ALLAIRE, HUSBAND AND WIFE
107 CUNNIFF PARKWAY
GOODLETTSVILLE, TN 37072

Property Address:

244 ROBINWOOD AVENUE
MADISON, TN 37115

Person Responsible for Taxes:

ALLIED MORTGAGE
6110 PINEMONT DR., Ste 220
HOUSTON, TX 77092.

Map & Parcel #: MAP 52-1, PARCEL 190

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 **$74,000.00** 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 S. Allaire
Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **May, 2000.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 2 of Block "F" on the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, page 7, Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the south side of Robinwood Avenue and runs back between parallel lines, 237 feet to a dead line.

BEING the same property conveyed to WILLIAM W. ALEXANDER AND WIFE, NORA E. ALEXANDER, by Warranty Deed from WILLIAM E. GOBER, EXECUTOR, of record in Book 3966, Page 363, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 52-1, PARCEL 190-593.25).

2. All matters as set forth on the Plan of record in Plat Book 843, page 7, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.