PREPARED BY:
BALDWIN LAND TITLE. PLLC
7117 CALDERWOOD DR
ANTIOCH, TN 37113

Instr:200005170049676 Page: 1 OF 2
REC'D FOR REC 05/17/2000 2:26:46PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $37.00

WARRANTY DEED

THIS INDENTURE is made and entered into this **4th** day of **May, 2000** between **LELAND D. WATTS and wife, WINIFRED A. WATTS** , GRANTOR, and **EDD TURNER III, a married man, and CHARLES GIBSON, a married man, tenants in common** , 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. 45 on the map of L.C. Thuss' Subdivision of Part of the Barrow Lands, as of record in Book 547, page 102, Register's Office for said County. SAID Lot No. 45 fronts 40 feet on the westerly side of 29th Avenue, North, and runs back between parallel lines 150 feet to an alley.

Included in the above description but hereby excluded is that portion of land conveyed to the State of Tennessee et al, in final judgement of record in Book 4281, page 604, said Register's Office.

BEING the same property conveyed to Leland D. Watts and wife, Winifred A. Watts, by deed from Southern Financial, Inc., of record in Instrument No. 200002040011715, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2000, which have been prorated and assumed by the Grantee (s); all matters on the Plan in Plat Book 547, page 102, said Register's Office.

The above legal description is identical to the one 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.

LELAND D. WATTS
Signature of Seller

WINIFRED A. WATTS
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **LELAND D. WATTS and wife, WINIFRED A. WATTS** , 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 **4th** day of **May, 2000.**

Lisa J. Griggs
Notary Public

My Commission Expires JAN. 31, 2004

My Commission Expires:_____

LISA J. GRIGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Name and Address of Property Owner:

EDD TURNER III and CHARLES GIBSON
727B 29TH AVE., NORTH
NASHVILLE, TN 37209

Property Address:

727B 29TH AVE., NORTH
NASHVILLE, TN 37209

Person Responsible for Taxes:

SAME

Parcel #: 092-06-0 319.00

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 **$10,000.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **4th** day of **May, 2000.**

Notary Public

My Commission Expires: 3/27/04

RHONDA BERRY Notary Public At Large DAVIDSON COUNTY, TN

RETURN TO:

BALDWIN LAND TITLE. PLLC
7117 CALDERWOOD DR
ANTIOCH, TN 37113