Instr:200006120058478 Page: 1 OF 2
REC'D FOR REC 06/12/2000 12:22:59PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $410.70

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

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this **30th** day of **May, 2000** between **MARVIN E. ANDERSON and wife, CAROLYN BELL ANDERSON** , GRANTOR, and **JAMES DESIMONE and SHERRY DESIMONE, husband and wife** , 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. 64 on the Plan of Huntington Park, Section I, as of record in Book 4175, page 10, Register's Office for said County.**

**SAID Lot No. 64 fronts 74.0 feet on the northerly side of Huntington Parkway and runs back between parallel lines 150.0 feet to a line in the rear on which it measures 74.0 feet.**

CBA mea **BEING the same property conveyed to the Grantor(s) referenced herein and recorded simultaneously herewith.**

**BEING part of the same property conveyed to Marvin E. Anderson and wife, Carolyn Bell Anderson, by deed from Atlas Construction Company, of record in Book 4398, page 996, 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 of record in Plat Book 4175, page 10; Restrictive Covenants of record in Book 4225, page 778; Easements and Set Back Lines that are applicable to the above described property, 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.

Marvin E. Anderson
**MARVIN E. ANDERSON**
Signature of Seller

Carolyn Bell Anderson
**CAROLYN BELL ANDERSON**
Signature of Seller

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **MARVIN E. ANDERSON and wife, CAROLYN BELL ANDERSON** , 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 **30th** day of **May, 2000.**

Notary Public

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

My Commission Expires: 9/28/2002

Name and Address of Property Owner:

**JAMES DESIMONE and SHERRY DESIMONE**
**630 HUNTINGTON PKWY**
**NASHVILLE, TN 37211**

Property Address:

**630 HUNTINGTON PKWY**
**NASHVILLE, TN 37211**

Person Responsible for Taxes:

**CRESTAR MORTGAGE CORP.**
**P.O. BOX 26149**
**RICHMOND, VA 23260-9970**

**Parcel #: 161-10-0, 006.00**

# 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 **$111,000.00** 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.

James D. Desimone
Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **May, 2000.**

Notary Public

My Commission Expires: 9/28/2002

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

RETURN TO:

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