PREPARED BY:
D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

Map & Parcel No.: 117-11-87

Instr:20000808078717 Page: 1 OF 2
REC'D FOR REC 08/08/2000 2:44:10PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1924.00

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **July, 2000** between **Daniel Baccus and wife, Patsy T. Baccus** , GRANTOR, and **Thomas E. Radcliff and wife, Cynthia P. Radcliff** , 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. 2 on the Plan of resubdivision of Lot No. 15 on the unrecorded Plan of Glen Echo Subdivision of the Noel property of record in Book 4885, page 106, Register's Office for said County.

Said Lot No. 2 fronts 140 feet on the southerly side of Graybar Lane and extends back between parallel lines 400 feet to a lie in the rear on which it measures 140 feet.

Being the same property conveyed to Daniel Baccus and Patsy T. Baccus by deed from Margie L. Williams of record in Book 5582, page 100, Register's Office for Davidson County, Tennessee and further conveyed to Daniel Baccus and wife, Patsy T. Baccus by quitclaim deed of record in Book 7299, page 445, said Register's Office.

This conveyance is subject to: (1) The 2000 property taxes which have been prorated, Grantees to pay; (2) An easement granted to Metropolitan Davidson County, of record in Book 4096, page 757, said Register's Office; (3) All matters shown on the plan of record in Book 4885, page 106, said Register's Office; and, (4) Any easement and/or restriction applicable to subject property, recorded or unrecorded.

The legal description contained herein is identical to the legal description contained 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.

Daniel Baccus
Signature of Seller

Patsy T. Baccus
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Daniel Baccus and wife, Patsy T. Baccus** , 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 **28th** day of **July, 2000.**

Notary Public

My Commission Expires:

Name and Address of Property Owner:

Thomas E. Radcliff and Cynthia P. Radcliff
825 Glen Leven Dr.
Nashville, TN 37204

Property Address:

1707 Graybar Lane
Nashville, TN

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires 7-27-2002

Person Responsible for Taxes:

Same

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 **$520,000.00** 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 **28th** day of **July, 2000.**

Notary Public

My Commission Expires:

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires 7-27-2002

RETURN TO:

D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027