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

Instr:200008280084535 Page: 1 OF 2
REC'D FOR REC 08/28/2000 10:39:38AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $444.00

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **June, 2000** between **TIMOTHY A. STURM, a married man** , GRANTOR, and **WILHELMENA SCOTT, a single woman** , GRANTEE.

WITNESSETH: 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. 80 on the Plan of Huntington Ridge Townhouse, of record in Book 4675, page 9, said Register's Office. BEING the same property conveyed to the Grantor (s) referenced herein and recorded simultaneously herewith.

BEING the same property conveyed to Timothy A. Sturm, married, by deed, from Richter Dial Builders, Inc., of record in Book 10043, page 783, 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 appearing on the Plan of record in Plat Book 4675, page 9; Restrictive Covenants of record in Book 4729, page 687, as amended in Book 4889, page 905, further amended in Book 5394, page 243; By-Laws of record in Book 7423, page 762; Power of Attorney of record in Book 10043, page 786, said Register's Office.

The above legal description is identical to the one in the previous deed of record.

* Said property BEING further conveyed to Timothy A. Sturm, by Quit Claim Deed, from Michele Renee Sturm, of record in Instrument No. 200008150080563, said Register's Office.

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.

TIMOTHY A. STURM
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

unmarried

Personally appeared before me, a Notary Public of said County and State, **TIMOTHY A. STURM, a ~~married~~ man**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **June, 2000.**

Notary Public

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

My Commission Expires: 9/28/02

Name and Address of Property Owner:

WILHELMENA SCOTT
420 HUNTINGTON RIDGE DR.
NASHVILLE, TN 37211

Property Address:

420 HUNTINGTON RIDGE DR.
NASHVILLE, TN 37211

Person Responsible for Taxes:

COLDWELL BANKER MORTGAGE
3000 LEADENHALL RD
MOUNT LAUREL, NJ 08054

Parcel #: 161-11-10, Group A., Parcel 080.00

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 **$120,000.00** 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.

Wilhelmena Scott
Affiant

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

Notary Public

My Commission Expires: 9/28/02

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

RETURN TO:

BALDWIN LAND TITLE, PLLC
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ANTIOCH, TN 37113