RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

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

# WARRANTY DEED

SHARRON S.L.G.

**THIS INDENTURE** is made and entered into this **8th** day of **September, 2000**, by and between ~~SHARON~~ **L. GRAY, A MARRIED WOMAN, and ROGER GRAY, HER HUSBAND, hereinafter called Grantors, and TERESA L. HARRIS, AN UNMARRIED WOMAN, hereinafter called Grantee.**

SHARRON S.L.G.

**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, ~~SHARON~~ L. GRAY, A MARRIED WOMAN, and ROGER GRAY, HER HUSBAND, Grantors, do hereby bargain, sell, transfer and convey unto TERESA L. HARRIS, AN UNMARRIED WOMAN, hereinafter referred to as Grantee, his/her 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 Grantors 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 327 NEELYS BEND ROAD, MADISON TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his/her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

ROGER GRAY, husband of SHARON L. GRAY, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of Grantors on the day and year first above written.

Davidson County DEEDWARR
Recvd: 09/12/00 14:18 3pgs
Fees:15.00 Taxes:218.30

20000912-0090437

SHARRON S.L.G.

BY: Sharon L. Gray
~~SHARON~~ L. GRAY, Signature of Seller

Roger T. Gray
ROGER GRAY, Signature of Seller

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GRAY and HER HUSBAND, ROGER GRAY,** 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.

SHARRON

Witness my hand, at office, this **8th** day of **September, 2000.**

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

**TERESA L. HARRIS, AN UNMARRIED WOMAN**
327 Neely's Bend Rd
Madison, TN 37115

Property Address:

**327 NEELYS BEND ROAD**
**MADISON TN 37115**

Person Responsible for Taxes:

**FIRST HORIZON HOME LOAN CORPORATION**
P.O. Box 19664
IRVINE, CA 92623-9664

**Map & Parcel #: MAP 52-1, PARCEL 103**

## 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 **$59,000.00** 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 **8th** day of **September, 2000.**

Notary Public

My Commission Expires: 5/30/2004

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# EXHIBIT 'A'

BEING Lot No. 17 of Block (A) of Crittenden Estates Subdivision of Plat which is of record in Plat Book 974, Page 69, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to SHARRON LEE TATE, UNMARRIED, by DEED from CHARLES M. & KIMBERLY D. JONES, of record in Book 9264, page 391, Register's Office for DAVIDSON County, Tennessee. SHARRON LEE TATE SUBSEQUENTLY MARRIED ROGER GRAY AND IS NOW SHARRON L. GRAY.

# 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 103).

2. All matters as set forth on the Plan of record in Plat Book 974, page 69, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.