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

Davidson County DEEDWARR
Recvd: 09/12/00 14:26 2pgs
Fees:11.00 Taxes:244.20

20000912-0090468

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th** day of **August, 2000** between **NANCY L. GARWOOD, an unmarried woman** , GRANTOR, and **ANDREA J. DEAN and husband, MURRAY D. DEAN** , 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:

BEING Lot No. 41A on the Plan of Zone Lot Division, Lot Nos. 36 and 41, Phase II Valley View Terrace, of record in Plat Book 5200 at page 119, as amended in Book 6250, page 209, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Nancy Louise Garwood, by deed from Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 7824, page 645, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS ALSO SUBJECT TO the 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 5200, page 119, as amended in Book 6250, page 209; Restrictive Covenants of record in Book 5323, page 310, and in Book 5603, page 341, and in Book 6400, page 902, 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.

Nancy L. Garwood

NANCY L. GARWOOD
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **NANCY L. GARWOOD, an unmarried woman**, 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 **29th** day of **August, 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

Name and Address of Property Owner:

ANDREA J. DEAN and MURRAY D. DEAN
702 SEVEN MILE COURT
NASHVILLE, TN 37211

Property Address:

702 SEVEN MILE COURT
NASHVILLE, TN 37211

Person Responsible for Taxes:

AMERIVEST MORTGAGE CORPORATION
51 CENTURY BLVD., #111
NASHVILLE, TN 37214

Parcel #: 133-08-0, 136.00

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 **$66,000.00** 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 **29th** day of **August, 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