00-1079

WHEN RECORDED, RETURN TO:
PREPARED BY:
BALDWIN LAND TITLE. PLLC
7117 CALDERWOOD DR
ANTIOCH, TN 37113

Davidson County DEEDWARR
Recvd: 09/29/00 09:43 2pgs
Fees:11.00 Taxes:268.25
20000929-0096338

WARRANTY DEED

THIS INDENTURE is made and entered into this **25th** day of **September, 2000** between **Robert H. Gregory, a married man** , GRANTOR, and **Tokesha L. Warner** , 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. 49 on the Map of Porter Heights Subdivision, Section II, as of record in Book 1424, Page 79, Register's Office for said County, described as follows:

BEGINNING at a point in the east margin of Wayne Drive at the corner of Lot Nos. 49 and 50; thence with the line between said lots eastwardly 161.3 feet to a point ; thence southwardly 90 feet to the north margin of Sheridan Road; thence with the margin of the same westwardly 141.3 feet to the beginning of a curve; thence around said curve northwestwardly 31.42 feet to the east margin of Wayne Drive; thence with the margin of the same northwardly 70 feet to the beginning.

BEING the same property conveyed Robert H. Gregory, by Warranty Deed from Pamela J. Reynolds of record in Book 7937, Page 187, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2000 which have been prorated and assumed by Grantee(s);all matters of record on Plan of record in Plat Book 1424, Page 79, said Register's Office; Restrictive Covenants of record in Book 1640, page 81, said Register's Office.

The above legal description is identical to the one in the previous deed of record and has never been the principal or marital residence of the Grantor, Grantor's spouse or any dependent children .

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.

Robert H. Gregory
Robert H. Gregory
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Robert H. Gregory, 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 **25th** day of **September, 2000.**

Notary Public

My Commission Expires: My Commission Expires November 24, 2001

Name and Address of Property Owner:

Tokesha L. Warner
1501 Wayne Drive
Nashville, Tn

Property Address:

1501 Wayne Drive
Nashville, Tn 37206

Person Responsible for Taxes:

The Provident Bank
1 E 4th Street
Cincinnati, OH 45202

Parcel #: 072 160
193 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 **$72,500.00** 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.

Tokesha L Warner
Affiant

Sworn to and subscribed before me, a Notary Public, this **25th** day of **September, 2000.**

Notary Public

My Commission Expires: My Commission Expires November 24, 2001

RETURN TO:

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