20-1-521

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 10/12/00 09:21 2pgs
Fees:11.00 Taxes:52.90

20001012-0101352

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **September, 2000** by and between **Juanita Gardner Jones** , herein after referred to as GRANTOR, and **Mesfin Mulugetta** , herein after referred to as 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:

Beginning at an iron pin located in the east margin of Massman Drive, Said point of beginning being located 925' more or less north of the northwest return of Norcross Drive. Said point of beginning being located 334.7' south of the north line of the above mentioned Jones property, running as follows:

Northerly along the west margin of Massman Drive around a curve to the right, said curve having a radius of 1817', for a distance of 82.0' to a point; thence north 20 degrees 51 east along the west margin of Massman Drive 8.0' to an iron pin; thence north 70 degrees 04' east for a distance of 222' to a point, thence south 21 degrees 50 east for a distance of 90.0' to an iron pin, thence south 70 degrees 04' west for a distance of 222' to an iron pin, the point of beginning.

All in accordance with the survey and plat dated July 26, 1966, by E. L. Miller, Jr. & Co.

Being the same property conveyed to Charles P. Jones and wife Juanita Gardner Jones by deed from John H. Jones, Jr. and wife, Bessie Anderson Martin Jones of record in Book 4046, page 407, Register's Office for Davidson County, Tennesee. CHARLES P. JONES IS DECEASED.

This is improved/unimproved property known as: 0 Massman Dr, Nashville, TN

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.

Juanita Gardner Jones

Juanita Gardner Jones
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Juanita Gardner Jones** 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 **28th** day of **September, 2000.**

Notary Public

My Commission Expires NOV. 24, 2001

My Commission Expires:_____

Name and Address of Property Owner:
Mesfin Mulugetta
0 Massman Dr, Nashville, TN

Send Tax Statements to:
same
,

Map & Parcel 107-00-0-065.00

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 **$17,000.00** 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 **September, 2000.**

Notary Public

My Commission Expires NOV. 24, 2001

My Commission Expires: _____

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
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