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

Davidson County DEEDWARR
Recvd: 10/19/00 08:38 2pgs
Fees:11.00 Taxes:253.45
20001019-0103559

WARRANTY DEED

THIS INDENTURE is made and entered into this **22nd** day of **September, 2000** between **LISA R. WOODWARD, HEIR AT LAW OF BETTY MCPHERSON DOUGLAS, and TRESA J. JONES, HEIR AT LAW OF BETTY MCPHERSON DOUGLAS** , GRANTOR, and **MARTHA R. EVANS, an unmarried woman** , 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. 43 on the Map of an Addition to and Revision of certain lots of the H.C. McNabb Subdivision, of record in Book 1130, page 79, Register's Office of said County.

Said lot fronts 75 feet on the west side of Harlin Drive and runs back between lines 162.7 feet on the north line and 161.3 feet on the South line to a dead line in the rear on which it measures 75.01 feet.

BEING the same property conveyed to the Grantor (s) referenced herein and recorded simultaneously herewith.

BEING the same property conveyed to Betty McPherson Douglas, by QuitClaim Deed, from William Melvin Douglas, of record in Book 5375, page 247, Register's Office, Davidson County, Tennessee, recorded on December 14, 1978. Betty McPherson Douglas has since died without a Will. Lisa R. Woodward and Tresa J. Jones are the only surviving Heirs at Law of Betty McPherson Douglas as per two Affivdavits of Heirship recorded similtaneously herewith.

THIS CONVEYANCE IS 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 1130, page 79; Restrictive Covenants of record in Book 1333, page 307; Easement to Nashville Gas & Heat of record in Book 1452, page 405, Register's Office, Davidson County, Tennessee.

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.

Lisa R. Woodward
LISA R. WOODWARD
Signature of Seller

Tresa J. Jones
TRESA J. JONES
Signature of Seller

As Heirs at law of Betty McPherson Douglas

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **LISA R. WOODWARD, HEIRS AT LAW OF BETTY MCPHERSON DOUGLAS, and TRESA J. JONES, HEIRS AT LAW OF BETTY MCPHERSON DOUGLAS** , 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.

Witness my hand, at office, this **22nd** day of **September, 2000.**

Rhonda Berry
Notary Public

My Commission Expires: 3-27-2004

Name and Address of Property Owner:

MARTHA R. EVANS
3211 HARLIN DRIVE
NASHVILLE, TN 37211

RHONDA BERRY Notary Public At Large DAVIDSON COUNTY, TN

Property Address:

3211 HARLIN DRIVE
NASHVILLE, TN 37211

Person Responsible for Taxes:

SAME

Parcel #: 133-01, 6.00

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 **$68,500.00** 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.

Martha R. Evans
Affiant

Sworn to and subscribed before me, a Notary Public, this **22nd** day of **September, 2000.**

Rhonda Berry
Notary Public

My Commission Expires: 3-27-2004

RHONDA BERRY Notary Public At Large DAVIDSON COUNTY, TN

RETURN TO:

BALDWIN LAND TITLE, PLLC
~~7117 CALDERWOOD DR~~ 161 Belle Forest Circle, #209
~~ANTIOCH, TN 37013~~ Nashville, TN 37221