Davidson County DEEDWARR
Recvd: 10/31/00 14:47 2pgs
Fees:11.00 Taxes:59.94

20001031-0108045

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **27th** day of **October, 2000** between **V.H. DIXON, JR. and wife, GAIL C. DIXON** , GRANTOR, and **EDD TURNER and CHARLES GIBSON, tenants in common** , 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. 233 on the Map of Subdivision of Heffernan Place, as of Record in Book 161, Page 138, Register's Office for said County. Said Lot No. 233 fronts 50 feet on the Northerly side of Eden Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to V. H. Dixon, Jr. et ux Gail C. Dixon, by deed from Willa Mack Maddux, single, widow of Walter H. Maddux deceased, of record in Book 6790, page 361, Register's Office, Davidson County, Tennessee.

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 Book161, page 138, Restrictive Covenants of record in Book 1133, page 198, and Book 1133, page 311, Register's Office for 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.

V.H. DIXON, JR.
Signature of Seller

Gail C. Dixon

GAIL C. DIXON
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **V.H. DIXON, JR. and wife, GAIL C. DIXON** , 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 **27th** day of **October, 2000.**

Notary Public

My Commission Expires: 11/24/2005

Name and Address of Property Owner:

EDD TURNER and CHARLES GIBSON
2404 Eden Street
Nashville, TN 37208

Property Address:

2404 Eden Street
Nashville, TN 37208

Person Responsible for Taxes:

SAME

Parcel #: 198
Map: 92-3

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 **$16,200.00** 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 **27th** day of **October, 2000.**

Notary Public

My Commission Expires: 11-24-2001

RETURN TO:

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