20-1-558

Davidson County DEEDWARR
Recvd: 11/15/00 14:01 3pgs
Fees:15.00 Taxes:518.00
20001115-0113359

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **27th** day of **October, 2000** by and between **Burklin W.M. Williams and wife, Teena Chapman Williams James R. Carlton and wife, Terri C. Carlton**, herein after referred to as GRANTOR, and **Albert Smith III** , 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:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Resubdivision of Weakley Home Place, of record in Book 547, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Burklin W.M. Williams and wife, Teena Chapman Williams and James R. Carlton and wife, Terri C. Carlton by deed from W.D. McPherson and wife, Bobbie S. McPherson of record in Book 9662, page 422, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 1611 Sumner Avenue, Nashville, TN 37206

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.

Burklin W.M. Williams
Signature of Seller

Teena Chapman Williams
Signature of Seller

James R. Carlton Teena C. Williams POA
Signature of Seller

Terri C. Carlton Teena C. Williams POA.
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Burklin W.M. Williams**, the within named bargainor, 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 and official seal at office in **Davidson** County, this **27th** day of **October, 2000.**

Notary Public

My Commission Expires:_____

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Teena Chapman Williams**, the within named bargainor, 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 and official seal at office in **Davidson** County, this **27th** day of **October, 2000.**

Notary Public

My Commission Expires:_____

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Davidson)

On this **27th** day of **October, 2000** before me personally appeared Teena Chapman Williams, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James R. Carlton and wife Terri C. Carlton, and acknowledged that he/she executed the same as the free act and deed of said Teena Chapman Williams.

Witness my hand, at office, this **27th** day of **October, 2000.**

Notary Public

My Commission Expires:_____

Name and Address of Property Owner:
Albert Smith III
1611 Sumner Avenue, Nashville, TN 37206

Send Tax Statements to:
Same
,

Map and Parcel 83-6-22.00

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 **$140,000.00** 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 **27th** day of **October, 2000.**

Notary Public

My Commission Expires: [illegible]

RETURN TO:

Lender's Title & Escrow LLC
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Franklin, Tennessee 37067
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