Davidson County DEEDWARR
Recvd: 11/16/00 09:07 2pgs
Fees:11.00 Taxes:355.20
20001116-0113454

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **October, 2000** between **Reginald Holder** /C. **and wife, Angie Holder** /Butler , GRANTOR, and **Traci Y. Bond, a married 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: Being the easterly 40 feet of Lot No. 23 and the westerly 40 feet of Lot No. 25 on the Map of Gordon Terrace, as of record in Book 843, page 61, Register's Office for Davidson County, Tennessee.

According to a copy of a survey thereof by Loyd Scobey, Jr., Engineer, December 31, 1947, said parts of said lots adjoin and front together 80 feet on the northerly side of Gordon Terrace and run back between lines, 254.2 feet on the westerly line and 257.3 feet on the easterly line to a dead line in the rear, measuring 80 feet therein.

Being the same property conveyed to Reginald C. Holder and wife, Angie Butler Holder, by quitclaim deed from Reginald C. Holder, of record in Book 9297, page 535, Register's Office for 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 Book 843, page 61, said Register's Office.

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.

Reginald Holder
Signature of Seller

Angie Holder /C /Butler
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Reginald C. Holder and wife, Angie** Butler **Holder** , 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 **31st** day of **October, 2000.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

Name and Address of Property Owner:

Traci Y. Bond
117 Gordon Terrace
Nashville, TN 37027

Property Address:

117 GORDON TERRACE
NASHVILLE, TN 37207

Person Responsible for Taxes:

JEFFERSON HERITAGE MORTGAGE COMPANY
3100 WEST END AVE. #530
NASHVILLE, TN 37203

Parcel #: 071-04-0, Parcel 002-00

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 **$96,000.00** 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.

Traci Y. Bond
Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **October, 2000.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002