Davidson County DEEDWARR
Recvd: 12/07/00 10:53 2pgs
Fees:11.00 Taxes:296.00

20001207-0120515

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

RETURN TO:
TITLE ENTERPRISES, LLC
214 Centerview Dr., Ste. 225
Brentwood, TN 37027

WARRANTY DEED

THIS INDENTURE is made and entered into this 5th day of **December, 2000** between **Andrew Davis McKenzie, Jr. and AngelaCraft McKenzie** , GRANTOR, and **Joshua A. Rouse and Jennifer M. Rouse** , GRANTEE.

WITNESSETH: 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 situated in Davidson County, Tennessee, being more particularly described as follows:

Land In Davidson County, Tennessee, being Lot No. 41 on the plan of Overhill City Subdivision, of record in Book 332, page 21, Register's Office for said County.

Said Lot No. 41 Fronts 50 feet on the southerly margin of Valeria Street and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed unto Angela Dawn McKenzie and husband, Andrew Davis McKenzie, Jr. Deed from Angela Dawn Craft, Verlie S. Craft and Connie J. Daniels, recorded on September 2, 1999, in Book 11645 , Page 805, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: 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 332, Page 21; and any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record, 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.

Andrew Davis McKenzie, Jr.
Signature of Seller

AngelaCraft McKenzie
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Andrew Davis McKenzie, Jr. and AngelaCraft McKenzie**, 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 ~~6th~~ 5th day of **December, 2000.**

April G Nichols
Notary Public

My Commission Expires: 6-21-03

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN

My Commission Expires JUN 21, 2003

Name and Address of Property Owner:

Joshua A. Rouse and Jennifer M. Rouse
309 Valeria Street
Nashville, TN 37210

Property Address:

309 Valeria Street
Nashville, TN 37210

Person Responsible for Taxes:

COUNTRYWIDE HOME LOANS
MSN-SV22 P.O. Box 10212
Van Nuys, CA. 91410-0212

Parcel #: 119-01-449.

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 **$80,000.00** 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 ~~6th~~ 5th day of **December, 2000.**

April G Nichols
Notary Public

My Commission Expires: 6-21-03

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN

My Commission Expires JUN 21 2003

RETURN TO:

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HERMITAGE, TN 37076