00H-1027

RETURN TO:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

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

Davidson County DEEDWARR
Recvd: 12/29/00 08:53 2pgs
Fees:11.00 Taxes:283.05

20001229-0127250

WARRANTY DEED

THIS INDENTURE is made and entered into this **20th** day of **December, 2000** between **MINNIE P. VANLEER and DEBORAH J. VANLEER** , GRANTOR, and **CHRISTOPHER A. ROGERS** , 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 situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 223 on the Plan of Bordeaux Hills Section Three, of record in Plan Book 3600, Page 34, Register's Office for said County.

SAID Lot No. 223 fronts 59.42 feet on the westerly margin of LaGrange Drive and extends back 128.71 feet on the northerly line and 128.17 feet on the southerly line to a dead line in the rear, measuring 63.00 feet thereon.

BEING the same property conveyed to Minnie P. Vanleer and Deborah J. Vanleer, herein by Warranty Deed from Gillespie G. Beasley and wife, Mary Louise Beasley, the said Gillespie G. Beasley having been erroneously named Gillespie C. Beasley, filed of record on May 14, 1975, in Book 4912, Page 446, 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 3600, Page 34; and any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

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.

Minnie P. Vanleer
MINNIE P. VANLEER
Signature of Seller

Deborah J. Vanleer
DEBORAH J. VANLEER
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **MINNIE P. VANLEER and DEBORAH J. VANLEER**, 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 **20th** day of **December, 2000.**

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: ~~My Commission Expires~~ November 24, 2001

Name and Address of Property Owner:

CHRISTOPHER A. ROGERS
3237 LAGRANGE DRIVE
NASHVILLE, TN 37218

Property Address:

3237 LAGRANGE DRIVE
NASHVILLE, TN 37218

Person Responsible for Taxes:

NATIONAL BANK OF COMMERCE
115 29TH AVENUE, SOUTH
NASHVILLE, TENNESSEE 37212

Parcel #: ~~148-15-0/195.00~~
080-08-0/146.00

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 **$76,500.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **20th** day of **December, 2000.**

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires November 24, 2001