Davidson County DEEDWARR
Recvd: 01/17/01 08:45 2pgs
Fees:11.00 Taxes:240.50

20010117-0004848

PREPARED BY:
BALDWIN LAND TITLE. PLLC
161 BELLE FOREST CIRCLE, SUITE 209
NASHVILLE, TN 37221

WARRANTY DEED

THIS INDENTURE is made and entered into this **18th** day of **December, 2000** between **Rose Paul** , GRANTOR, and **Xavier Gray** , 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. 31 on the Plan of Cumberland Gardens Section Eight, of record in Book 3300, Page 82, Register's Office for said County.

SAID Lot No. 31 fronts 50 feet on the north side of Buchanan Street and extends back between parallel lines 108 feet to a dead line.

BEING the same property conveyed to Rose Paul by Quitclaim Deed from Betty J. Epps of record in Book 10122, Page 852 said Register's Office, Davidson County, Tennessee dated July 16, 1996 and recorded July 16, 1996.

THIS CONVEYANCE IS SUBJECT TO 2000 taxes which have been prorated and assumed by the Grantee(s) herewith; Restrictive Covenants of record in Book 3435, page 225; all matters appearing of record in Book 3300, page 82 all recorded in the 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.

Rose Paul
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Rose Paul** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **18th** day of **December, 2000.**

Charlotte A. Bethel
Notary Public

My Commission Expires: 3-27-04

Name and Address of Property Owner:

Xavier Gray
2506 Buchanan Street
Nashville, TN 37208

Property Address:

2506 Buchanan Street
Nashville, TN 37208

Person Responsible for Taxes:

SAME

Parcel #: 81-06-277
8-DA-05260

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 **$65,000.00** 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 **18th** day of **December, 2000.**

Charlotte A. Bethel
Notary Public

My Commission Expires: 3-27-04

RETURN TO:

BALDWIN LAND TITLE. PLLC
161 BELLE FOREST CIRCLE, SUITE 209
NASHVILLE, TN 37221