PREPARED BY:
Lender's Title & Escrow LLC
2000 Glen Echo Road, Suite 104
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 01/24/01 10:14 2pgs
Fees:11.00 Taxes:443.63

20010124-0007262

WARRANTY DEED

THIS INDENTURE is made and entered into this **19th** day of **January, 2001** by and between **Kevin D. Weiser** , herein after referred to as GRANTOR, and **Roger D. Baker and Kathleen Marie Taylor** , 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 **Madison,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 10 on Map showing a subdivision of Lot No. 27 and part of Lot No. 29 in Dixie Pure Food Company's Subdivision, which was prepared by Erle Drake, County Surveyor on May 2, 1932, and is of record in Book 843, page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 235 feet on the westerly side of Knox Street (now known as Snow Avenue) and runs back 414.75 feet on the northerly line and 428 feet on the southerly line to the easterly lie of Lot No. 3, measuring 219.75 feet thereon.

Being the same property conveyed to Kevin D. Weiser, a single man, by Warranty Deed from Charles A. Isham, of record in Book 11642, page 928, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 1005 Snow Ave, Madison, TN 37115

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.

K. D. Weiser

Kevin D. Weiser
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kevin D. Weiser** , 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 **19th** day of **January, 2001.**

Notary Public

My Commission Expires: March 24, 2001

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE LESLIE RUFFNER

Name and Address of Property Owner:
Roger D. Baker
1005 Snow Ave, Madison, TN 37115

Send Tax Statements to:
INDYMAC BANK, FSB
P.O. BOX 4045, KALAMAZOO, MI 49003-4045

Map & Parcel #43-02 / 24

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 **$119,900.00** 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 **19th** day of **January, 2001.**

Notary Public

My Commission Expires: March 24, 2001

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE LESLIE RUFFNER

RETURN TO:

Lender's Title & Escrow LLC
2000 Glen Echo Road, Suite 104
Nashville, Tennessee 37215
21-2-079