00H-1060

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

Davidson County DEEDWARR
Recvd: 02/02/01 10:25 2pgs
Fees:11.00 Taxes:310.80

20010202-0010332

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **17th** day of **January, 2001** between **THE NASHVILLE HOMESTEAD CORPORATION** , GRANTOR, and **AUDREY A. BAUGH, unmarried** , 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, described as follows: Being Lot No. 2 in John McMillan Subdivision, as shown on the Plan recorded in Book 6200, Page 589, in Register's Office for Davidson County, Tennessee.

BEING the same property conveyed unto Metropolitan Development and Housing Agency, herein by Warranty Deed from John R. McMillen, Trustee and wife Bettie J. McMillen, recorded on June 8, 1998, in Book 10966, Page 971, of the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Nashville Homestead Corp. recorded in instrument

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: taxes for the year 2001, which have been prorated and assumed by the Grantee(s); all matters appearing on the Plan of record in Plat Book 6200, Page 589; 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.

Loretta Owens, Ex. Director NHF

LORETTA OWENS
Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JAMIE L. TAYLOR, a Notary Public of said State and County aforesaid, personally appeared LORETTA OWENS with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be EX DIR, NHF of THE NASHVILLE HOMESTEAD CORPORATION, the within named bargainor, a corporation, and that he/she as such EX DIR executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as EX. DIR.

Witness my hand and seal, at office in NASHVILLE this the **17th** day of **January, 2001.**

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires November 24, 2001

Notary Public

My Commission Expires:_____

Name and Address of Property Owner:

AUDREY A. BAUGH
3109 LINCOLN AVENUE
NASHVILLE, TENNESSEE 37218

Property Address:

3109 LINCOLN AVENUE
NASHVILLE, TENNESSEE 37218

Person Responsible for Taxes:

SUNTRUST BANK
201 FOURTH AVENUE NORTH, 7TH FLOOR
NASHVILLE

Parcel #: 70-09-0/179.00

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 **$84,000.00** 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.

Audrey A. Baugh
Affiant

Sworn to and subscribed before me, a Notary Public, this **17th** day of **January, 2001.**

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires November 24, 2001

Notary Public

My Commission Expires: _____

RETURN TO:

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