21-1-047

Davidson County DEEDWARR
Recvd: 02/02/01 12:20 2pgs
Fees:11.00 Taxes:321.90

20010202-0010411

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th** day of **January, 2001** by and between **Kelly J. Stallworth and husband, Jay A. Stallworth** , herein after referred to as GRANTOR, and **Daniel B. Nelson and Sandra J. Rae** , 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 **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No.1 on the Plan of Charlotte Park Company's Second Addition, west part of Block No. 32, of record in Book 547, page 14, Register's Office for said County, to which plan reference is hreby made for a more complete and accurate legal description.
Being the same property conveyed to Kelly J. Stallworth and husband Jay A. Stallworth by deed from Dannnie J. Hodges and wife, Connie Hodges of record in Book 9997, page 847, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 232 40th Ave North, Nashville, TN 37209

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.

Kelly J. Stallworth

Kelly J. Stallworth
Signature of Seller

Jay A. Stallworth

Jay A. Stallworth
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, a Notary Public of said County and State, **Kelly J. Stallworth and husband, Jay A. Stallworth** , 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 **29th** day of **January, 2001.**

_____
Notary Public

My Commission Expires: Nov. 24, 2001

My Commission Expires:_____

Name and Address of Property Owner:
Daniel B. Nelson and Sandra J. Rae
232 40th Ave North, Nashville, TN 37209

Send Tax Statements to:
SouthTrust Mortgage Corp.
2/0 Wildwood Parkway
Birmingham AL 35209
Map & Parcel: 91-16-358

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

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 **$87,000.00** 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 **29th** day of **January, 2001.**

_____
Notary Public

My Commission Expires: _____

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
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