Davidson County DEEDWARR
Recvd: 02/20/01 14:28 2pgs
Fees:11.00 Taxes:214.60



20010220-0015636

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **January, 2001** by and between **Martha F. Wilson** , herein after referred to as GRANTOR, and **Marcia Martin and David C. Martin** , 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. 129 on the Map of Corinne Place as of record in Book 332, page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 129 fronts 50 feet on the westerly side of Gladstone Avenue and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Michael K. Esterday and Hal E. Wilson by Warranty Deed from Michael L. Taylor and wife, Sandra C. Taylor, of record in Book 6668, page 951, Register's Office for Davidson County, Tennessee. The said Michael K. Esterday and wife, Terry Lynn Esterday, subsequently conveyed all their rights, title and interest to said property to Martha F. Wilson, married, by Quitclaim Deed of record in Book 8694, page 239, said Register's Office. MFW

This property is investment property and the marital rights of Hal E. Wilson are not subject to conveyance, since Martha F. Wilson and or/ Hal E. Wilson, her husband, have never resided in this property. MFW

This is improved/unimproved property known as: 2105 Gladstone Avenue, Nashville, TN 37211

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.

Martha F. Wilson

Martha F. Wilson
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Martha F. Wilson** , 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 **31st** day of **January, 2001.**

Brian C. Bate
Notary Public

My Commission Expires:_____

BRIAN C. BATE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Name and Address of Property Owner:
Marcia Martin and David C. Martin
5933 Woodland Hills Drive, Nashville, TN 37211

Send Tax Statements to:
SAME
,

Lot 129 Corinne Place

My Commission Expires MAR. 30, 2003

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 **$58,000.00** 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.

Marcia Martin
Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **January, 2001.**

Brian C. Bate
Notary Public

My Commission Expires: _____

BRIAN C. BATE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

RETURN TO:

Lender's Title & Escrow LLC
2000 Glen Echo Road, Suite 104
Nashville, Tennessee 37215
21-2-094

...es MAR. 30, 2003