Davidson County DEEDWARR
Recvd: 02/20/01 14:36 2pgs
Fees:11.00 Taxes:259.00

20010220-0015643

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 **1st** day of **December, 2000** by and between **Danzel Pedigo and wife, Beatrice Geraldine Pedigo** , herein after referred to as GRANTOR, and **Ralph Pedigo** , 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 the westerly 15 feet of Lot No. 1014, all of Lot No. 1016, and the easterly 10 feet of Lot No. 1018 of Block No. 159 in Plan No. 1, West Nashville, as of record in Book No. 57, pages 74-75, Register's Office for said county.

Said Lot No. 1016 and parts of Lots Nos. 1014 and 1018 together front 50 feet on the southerly side of Indiana Avenue and run back between parallel lines 150 feet to an alley.
Being the same property conveyed to Danzel C. Pedigo and wife, Beatrice Geraldine Pedigo, by Warranty Deed from Cleston C. Hunter and wife, Izetta Ann Hunter, of record in book 4218, page 958, Register's Office for Davidson County, Tennessee. Together with the westerly 10 feet al alley No. 1223 which was abandoned by Metropolitan County Council, Bill No. 089-785, dated June 9, 1989.

Included in the above description, but not included in this conveyance is the following:

Land in Davidson County, Tennessee, Being the westerly 10 feet of alley No. 1223, which was abandoned by Metropolitan County Council, Bill No. 089-785, dated June 9, 1989. Said Alley fronts 10 feet on Indiana Avenue.

Being a portion of the same property conveyed to Golden E. Hand and wife, Diane Hand, by Quitclaim Deed from Danzel C. Pedigo and wife, Beatrice Geraldine Pedigo, of record in Book 10128, page 590, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 5107 Indiana Avenue, Nashville, Tennessee 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.

Danzel Pedigo, by Beatrice Geraldine Pedigo PDA

Danzel Pedigo
Signature of Seller

Beatrice Geraldine Pedigo

Beatrice Geraldine Pedigo
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **1st** day of **December, 2000** before me personally appeared BEATRICE GERALDINE PEDIGO, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of DANZEL PEDIGO, and acknowledged that he/she executed the same as the free act and deed of said BEATRICE GERALDINE PEDIGO.

Witness my hand, at office, this **1st** day of **December, 2000.**

Notary Public

My Commission Expires:_____

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

My Commission Expires MAR. 30, 2003

Name and Address of Property Owner:
Ralph Pedigo
5107 Indiana Avenue, Nashville, Tennessee 37209

Send Tax Statements to:
Mortgage Company of America
2416 21st Avenue South, Nashville, TN 37212

Map & Parcel (91-11-211)

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 **$70,000.00** 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 **1st** day of **December, 2000.**

Notary Public

My Commission Expires: _____

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

My Commission Expires MAR. 30, 2003

RETURN TO:

Lender's Title & Escrow LLC
2000 Glen Echo Road, Suite 104
Nashville, Tennessee 37215
20-2-063