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

WARRANTY DEED

THIS INDENTURE is made and entered into this **16th** day of **February, 2001** between ~~DIANE~~ Dianne C. MINOR **and husband, CRAIG L. MINOR** , GRANTOR, and **EDWARD H. HENLEY, JR. and EVELYN D. HENLEY, husband and wife** , 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, Tennesse, being the westerly 75 feet of Lot No. 31 on the Plan of Trinity Heights, of record in Book 332, Page 4, Register's Office for said County.

Said westerly part of Lot No. 31 fronts 75 feet on the southerly margin of Edwin Avenue and extends back between parallel lines 166 feet to a deed line at an alley.

BEING the same property conveyed unto Diane C. Minor and husband, Craig L. Minor, herein by Warranty Deed from George Bratten, Jr. and wife Mabel Ray Bratten, recorded on June 23, 1995, in Book 9710, Page 128, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: taxes for the year 2000, which have been prorated and assumed by the Grantee(s); all matters appearing on the Plan of record in Plat Book 332, Page 4 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.

Davidson County DEEDWARR
Recvd: 02/20/01 14:55 2pgs
Fees:11.00 Taxes:381.10

20010220-0015659

Dianne C. Minor
~~DIANE~~ DIANNE C. MINOR
Signature of Seller

CRAIG L. MINOR
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ~~DIANE~~ Dianne C. MINOR and husband, **CRAIG L. MINOR** , 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 **16th** day of **February, 2001.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 28, 2002

Name and Address of Property Owner:

EDWARD H. HENLEY, JR. and EVELYN D. HENLEY
314 EDWIN STREET
NASHVILLE, TENNESSEE 37207

Property Address:

314 EDWIN STREET
NASHVILLE, TENNESSEE 37207

Person Responsible for Taxes:

FRANKLIN AMERICAN MORTGAGE COMPANY
501 CORPORATE CENTRE DRIVE, SUITE 4
FRANKLIN, TN 37067

Parcel #: 071-07-0/225.00

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 **$103,000.00** 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.

Edward H. Henley Jr.
Affiant

Sworn to and subscribed before me, a Notary Public, this **16th** day of **February, 2001.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 28, 2002

RETURN TO:

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