Davidson County DEEDWARR
Recvd: 03/01/01 09:54 2pgs
Fees:11.00 Taxes:196.10

20010301-0018959

PREPARED BY:
BALDWIN LAND TITLE. PLLC
161 BELLE FOREST CIRCLE, SUITE 209
NASHVILLE, TN 37221

WARRANTY DEED

THIS INDENTURE is made and entered into this **13th** day of **February, 2001** between **Ray D. White, an unmarried man** , GRANTOR, and **Raydell Hayden, an unmarried man** , 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:

Being the west 47 feet of Lot No 43 on the Plan of Cobb's Subdivision of Lot No 6 of Harding's Bosley tract of record in Book 161, page 155, Register's Office for Davidson County, Tennessee.

Said part of Lot No 43 fronts 47 feet on the southerly side of Santi Avenue, formerly Rose Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robert L. Curry and wife, Ella R. Curry by Deed from Howard B. Moore and wife, Margie M. Moore in Book 6103, Page 84, dated 7/23/83 and recorded 7/27/83, said Register's Office. Further conveyed to Tony D. Wright in Instrument No. 200004040033604 dated 4/3/00 and recorded 4/4/00. Further conveyed to Ray D. White from Tony D. Wright in Instrument No. 200004040033605 dated 4/3/00 and recorded 4/4/00, said Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001, which have been assumed and prorated for the current year; all matters appearing of record in Plat Book 161, page 155, easements of record in Book 4373, page 618, any and all restrictive covenants, right of ways, etc, of record in the Register's Office, 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.

Ray D. White

Ray D. White
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ray D. White, an unmarried man**, 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 **13th** day of **February, 2001**

Charlotte A. Bethel
Notary Public

My Commission Expires: 3-27-04

NOTARY PUBLIC AT LARGE CHARLOTTE A. BETHEL DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

Raydell Hayden
2509 Santi Avenue
Nashville, TN 37208

Property Address:

2509 Santi Avenue
Nashville, TN

Person Responsible for Taxes:

SAME

81-10
115

Parcel #:

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 **$53,000.00** 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.

Gail Marshall
Affiant

Sworn to and subscribed before me, a Notary Public, this **13th** day of **February, 2001.**

Charlotte A. Bethel
Notary Public

My Commission Expires: 3-27-04

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

BALDWIN LAND TITLE. PLLC
161 BELLE FOREST CIRCLE, SUITE 209
NASHVILLE, TN 37221