Davidson County DEEDWARR
Recvd: 03/07/01 09:59 2pgs
Fees:11.00 Taxes:416.25

20010307-0021478

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 **21st** day of **February, 2001** between **Wanda Aregis Green and Robert J Green** , GRANTOR, and **William Beard and Pamela Beard** , 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 **Antioch,,** County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennesse, being Lot No. 92 on the Plan of Brook View Estates Section 2 of record in Plat Book 4460, Page 163, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Wanda Aregis-Green and husband Robert J. Green by Deed from Fred D. Jones and wife, Barbara Ann Jones in Book 10680, Page 937 dated 10/31/97 and recorded 11/11/97, 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 4460, page 163, restrictive covenants of record in Book 4689, page 561, any and all easements, right of ways, etc. of record in the Register's Office, Davidson County, Tennessee.

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.

Wanda Aregis Green
Signature of Seller

Robert J Green
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Wanda Aregis Green and Robert J Green** , 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 **21st** 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

Name and Address of Property Owner:

William Beard and Pamela Beard
609 Sue Drive
Antioch, TN 37013

Property Address:

609 Sue Drive
Antioch, TN 37013

Person Responsible for Taxes:

SAME

Parcel #: 162-10-92

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 **$112,500.00** 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 **21st** 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
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