Davidson County DEEDWARR
Recvd: 03/15/01 13:53 2pgs
Fees:11.00 Taxes:388.50

20010315-0024838

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 **19th** day of **January, 2001** between **Kenneth, Jr. Tansil and Marjorie Kindall Tansil** , GRANTOR, and **Gayle Akins** , 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 all of Lot No. 255 & 256, Brooklyn Heights Subdivision, as shown by plat and survey of record in Plat Book 332, page 140, of Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Edward Turner Kindall and wife, Beverly Jean Kindall by Quitclaim from Edward Turner Kindall in Book 1116, page 650, dated 9/9/98 and recorded 9/17/98, Register's Office, Davidson County, Tennessee. Being further conveyed to Kenneth Tansil, Jr., and wife, Marjorie Kindall Tansil, by deed from Edward Turner Kindall and wife, Beverly Jean Kindall, of record in Instrument No. 200003210028863, dated 3/7/00 and recorded 3/21/00, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by Grantee(s); all matters appearing of record in Plat Book 332, page 140; any and easements, setback lines, 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.

Kenneth Tansil Jr.
Kenneth, Jr. Tansil
Signature of Seller

Marjorie Kindall Tansil
Marjorie Kindall Tansil
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kenneth, Jr. Tansil and Marjorie Kindall Tansil** , 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 **19th** day of **January, 2001.**

Charlotte A. Bethel
Notary Public

My Commission Expires: 3-27-04

Name and Address of Property Owner:

Gayle Akins
527 Meade Avenue
Nashville, TN 37207

Property Address:

527 Meade Avenue
Nashville, TN 37207

Person Responsible for Taxes:

SAME

Parcel #: 71-5
127

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 **$105,000.00** 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 **19th** day of **January, 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