Davidson County DEEDWARR
Recvd: 03/19/01 10:50 3pgs
Fees:15.00 Taxes:125.80

20010319-0025882

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **27th** day of **February, 2001** between **J.A. TANT &** James A. Tant, dba **COMPANY** , GRANTOR, and **EDDY C. BROWN** , 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:

SEE ATTACHED EXHIBIT "A" FOR A COMPLETE LEGAL DESCRIPTION.

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 421, page 46; any and all easements, right-of-ways, restrictions, setback lines, 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.

The herein referenced property has never been the principal residence of the Grantor.

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.

James A. Tant, dba
JAMES A. TANT , owner J.A. Tant + Company
Signature of Seller

~~CORPORATE~~ JR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said State and County aforesaid, personally appeared JAMES A. TANT ** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be OWNER of J.A. TANT & COMPANY, the within named bargainor, a corporation, and that he/she as such OWNER, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as OWNER and individually.

Witness my hand and seal, at office in HERMITAGE, this the **27th** day of **February, 2001.**

individually & a
** dba J.A. Tant & Company

Notary Public NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/28/02

My Commission Expires September 28, 2002

Name and Address of Property Owner:

EDDY C. BROWN
517 ELGIN STREET
NASHVILLE, TN 37211

Property Address:

517 ELGIN STREET
NASHVILLE, TN 37211

Person Responsible for Taxes:

SAME 133-01

HERMITAGE 252

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 **$34,000.00** 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 **27th** day of **February, 2001.**

Notary Public NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/28/02

My Commission Expires September 28, 2002

RETURN TO:

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

EXHIBIT "A"

A CERTAIN TRACT or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 168 on the Map of Sunrise Heights, Second Plan, as of record in Book 421, Page 46, in the Register's Office of said County.

Said Lot No. 168 fronts 50 feet on the southerly side of Elgin Street and runs back between parallel line with the easterly margin of Hill Avenue, 150 feet to an alley.

BEING the same property conveyed unto Bankers Trust Company of California, N. A., as Custodian or Trustee, herein by Substitute Trustee's Deed from Clifton E. Darnell, Substitute Trustee , recorded on January 02, 2001, Instrument Number 20010102-0000344, of the Register's Office for Davidson County, Tennessee. Being further conveyed to J.A.Tant & Company by deed from Bankers Trust Company of California of record in Instrument No. 20010307-0021603, Register's Office, Davidson County, Tennessee.