PICK-UP

Davidson County DEEDWARR
Recvd: 03/19/01 12:28 2pgs
Fees:11.00 Taxes:617.90
20010319-0025973

**PREPARED BY:**
**Lender's Title & Escrow LLC**
**501 Corporate Centre Drive, Suite 460**
**Franklin, Tennessee 37067**

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this **15th** day of **March, 2001** by and between **Rental Brokers** , herein after referred to as GRANTOR, and **Steve Dunn and Mary Lee Dunn** ., herein after referred to as 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 Lot 606, 608, 610, and 612 of Block No. 92, Plan No. 1, West Nashville, as of record in Book 57, pages 74, and 75 , Register's Office for said county.**
**Said Lot Nos. 606, 608, 610, and 612 front together 100 feet on the southerly side of Alabama Avenue and run back between parallel lines 150 feet to an alley.**

**Being the same property conveyed to Rental Brokers by deed from Francis V. Yeargin and John B. Vaughn, Jr., Trustee of record** Instrument 20010319002597 2 **Register's Office for Davidson County, Tennessee.**

**This is improved/unimproved property known as: 4705 ALABAMA AVE, NASHVILLE, TN 37209**

**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.

**M. Todd Jackson**
Signature of Seller

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

Personally appeared before me, a Notary Public of said County and State, **Rental Brokers** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of **March, 2001.**

Notary Public

My Commission Expires:_____

Name and Address of Property Owner:
**Steve Dunn and Mary Lee Dunn .**
**4705 ALABAMA AVE, NASHVILLE, TN 37209**

Send Tax Statements to:
**SAME**
,

**Map & Parcel: 091-11-0-318.00** + 319.00

# AFFIDAVIT OF VALUE

**STATE OF TENNESSEE**
**COUNTY OF Williamson**

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 **$167,000.00** 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 **15th** day of **March, 2001.**

Notary Public

My Commission Expires: _____

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
21-1-263