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

WARRANTY DEED

THIS INDENTURE is made and entered into this **16th** day of **March, 2001** between **BILLY G. EADS and BETTY J. EADS, husband and wife** , GRANTOR, and **AMY E. NEVILLE and JAMES B. NEVILLE, husband and wife** , 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 No. 39 on the Plan of Harvard Estates, Section 4, of record in Book 4675, page 153, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Billy G. Eads and wife, Betty J. Eads, by deed from Kathryn W. Buffler and husband, Joseph F. Buffler of record in Book 9172, page 251, dated December 1, 1993 and recorded December 2, 1993, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by the Grantee(s); restrictions in Book 4681, page 75, minimum building setback line and public utility and drainage easement in Book 4675, page 153; sanitary sewer and/or storm drainage easement in Book 4675, page 153; and any and all easements, right of ways, restrictive covenants, 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.

Davidson County DEEDWARR
Recvd: 03/23/01 13:36 2pgs
Fees:11.00 Taxes:795.50

20010323-0028236

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.

Billy G. Eads
BILLY G. EADS
Signature of Seller

Betty J. Eads
BETTY J. EADS
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **BILLY G. EADS and BETTY J. EADS, husband and wife** , 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 **16th** day of **March, 2001.**

Notary Public

My Commission Expires: 9/28/02

Name and Address of Property Owner:

AMY E. NEVILLE and JAMES B. NEVILLE
5121 MARC COURT
NASHVILLE, TN 37211

Property Address:

5121 MARC COURT
NASHVILLE, TN 37211

Person Responsible for Taxes:

PHH MORTGAGE SERVICES
3000 LEADENHALL ROAD
MT. LAUREL, NJ 08054

Parcel #: 172-b
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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 **$215,000.00** 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 **16th** day of **March, 2001.**

Notary Public

My Commission Expires: 9/28/02

RETURN TO:

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