Davidson County DEEDWARR
Recvd: 03/27/01 08:07 2pgs
Fees:11.00 Taxes:277.50

20010327-0028927

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 **23rd** day of **February, 2001** between **Mary Louise S. Overton- Hill and Lorenzo Hill** , GRANTOR, and **Steven Lee and Angela Lee** , GRANTEE.

*husband *wife,

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. 154 on the Plan of Wills, Sharpe and Crutcher's Addition, of record in Book 57, page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 154 fronts 50 feet on the west side of North 7th Street and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to James M. Overton and wife, Mary Louise S. Overton by deed from Cumberland Builders in Book 4765, pages 862 & 863 dated 11/15/73 and recorded 11/19/73, said Register's Office for Davidson County, Tennessee.

Mary Louise S. Overton married Lorenzo Hill on September 24, 1995.
Mary Louise S. Overton is now known as Mary L. Hill, they are one and the same person. Mary Louise S. Overton and Mary Louise S. Overton-Hill are one and the same person.
James M. Overton died October 7, 1975. Mary Louise S. Overton married Lorenzo Hill on September 24, 1995. Mary Louise S. Overton is now known as Mary L. Hill, they are one and the same person.

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.

Mary Louise S. Overton Hill
Mary Louise S. Overton- Hill
Signature of Seller

Lorenzo Hill
Lorenzo Hill
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

husband

Personally appeared before me, a Notary Public of said County and State, **Mary Louise S. Overton Hill and ^ Lorenzo Hill** , 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 **23rd** 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:

Steven Lee and Angela Lee
1006 N 7th St
Nashville, TN 37207

Property Address:

1006 N 7th St
Nashville, TN 37207

Person Responsible for Taxes:

SAME

Parcel #: 082-04-0/142.00

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 **$75,000.00** 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.

Amy S. Maddrey
Affiant

Sworn to and subscribed before me, a Notary Public, this **23rd** 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
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