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

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this 9th day of **March, 2001** between **TEE T. PEACOCK**, unmarried **BY: KATHERINE MEALY, ATTY-IN-FACT** , GRANTOR, and **EDD R. TURNER and CHARLES GIBSON** , GRANTEE.

WITNESSETH: 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. 152 in Cobb's Subdivision of Hardings Bosley Tract, a plan of which subdivision is of record in Book 161, page 155, Register's Office for Davidson County, Tennessee.**

**SAID Lot No. 152 fronts 52 feet on the east side of 24th Avenue North, and runs back between parallel lines 150 feet to an alley.**

**BEING the same property conveyed to Tee T. Peacock and husband, Harry J. Peacock by deed from Jerry Karr, Shirley Karr and Rose Saperstein of record in Book 4258, page 630, Register's Office, Davidson County, Tennessee. The said Harry J. Peacock has since deceased.**

**THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by the Grantee(s); all matters appearing of record in Plat Book 161, page 155; Power of Attorney in Instrument No. 200008140080400; Codes Letter of record in Book 10973, page 507; Notice of Vacated Property of record in Book 11188, page 489; Notice of Lien of record in Instrument No. 199912230306808; Codes Letter of record in Instrument No. 200006060056279; Notice of Lien of record in Instrument No. 200006130059143; Notice of Lien of record in Instrument No. 200008250084267; and any and all easements, right-of-ways, setback lines, etc. that may be of record in the Register's Office, Davidson County, Tennessee.**

**The above referenced 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.

Tee T. Peacock
**TEE T. PEACOCK**
Signature of Seller

Katherine Mealy, atty in fact
**BY: KATHERINE MEALY, ATTY-IN-FACT**
Signature of Seller
Power of Attorney
Instrument No. 200008140080400

Davidson County DEEDWARR
Recvd: 03/27/01 08:47 2pgs
Fees:11.00 Taxes:28.86



20010327-0028981

**ATTORNEY IN FACT**
**STATE OF** Oregon )
**COUNTY OF** Washington )

On this 9th day of **March, 2001** before me personally appeared KATHERINE MEALY , to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of TEE T. PEACOCK , and acknowledged that he/she executed the same as the free act and deed of said ~~KATHERINE MEALY~~ Tee T. Peacock

Witness my hand, at office, this 9th day of **March, 2001.**

Notary Public

My Commission Expires: 10-26-2002

OFFICIAL SEAL
**JO ANN M. RALSTON**
NOTARY PUBLIC-OREGON
COMMISSION NO. B317417
MY COMMISSION EXPIRES OCT. 26, 2002

Name and Address of Property Owner:

**EDD R. TURNER and CHARLES GIBSON**
**755 HILL ROAD**
**BRENTWOOD, TN 37027**

Property Address:

**1724 24th AVENUE NORTH**
**NASHVILLE, TN 37208**

Person Responsible for Taxes:

**SAME**

**Parcel #:** Map & Parcel 81-10, 223

## 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 **$7,800.00** 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

TISHA C. [illegible]
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

My Commission Expires: 9/28/02

RETURN TO:

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