Davidson County DEEDWARR
Recvd: 03/28/01 08:30 2pgs
Fees:11.00 Taxes:402.38

20010328-0029574

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 **16th** day of **March, 2001** between **Howard R, Jr Jones, a single man** , GRANTOR, and **Michael R Wardlow and Debra J Wardlow, 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 **Old Hickory,,** County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 122 of Section "A" on the plan of E. I. du Pont de Nemous and Company's Subdivision, as of record in Book 1424, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Howard R. Jones, Jr. by Ocwen Federal Bank, FSB by deed in Instrument No. 200002070012538 dated 2/3/2000 and recorded 2/7/2000, for Davidson County, Tennessee.

This is improved property and commonly known as 700 Lawrence Street, Old Hickory, TN 37138

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by Grantee(s); all matters of record in Plat Book 1424, page 68; and any and all restrictions, restrictive covenants, easements, right of ways, setback lines, etc. that are 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.

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.

Howard R Jones

Howard R, Jr Jones
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Howard R, Jr Jones, a single man** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **16th** day of **March, 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:

Michael R Wardlow and Debra J Wardlow
700 Lawrence Street
Old Hickory, TN 37138

Property Address:

700 Lawrence Street
Old Hickory, TN 37138

Person Responsible for Taxes:

FIRST HORIZON HOME LOANS CORPORATION
1140 HAMMOND DRIVE, SUITE B2290
ATLANTA, GA 30328

Parcel #:
044-15-0
37

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 **$108,750.00** 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.**

Charlotte A. Bethel
Notary Public

My Commission Expires: 3-27-04

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

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