PREPARED BY:
BALDWIN LAND TITLE. PLLC
7117 CALDERWOOD DR
ANTIOCH, TN 37113

WARRANTY DEED

THIS INDENTURE is made and entered into this **2nd** day of **April, 2001** between **EDD R. TURNER, III, a married man, and CHARLES GIBSON, JR., a married man, as tenants in common** , GRANTOR, and **KIMBERLY RAYBURN** , GRANTEE.

Kimberely

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:

Land in Davidson County, Tennessee, BEING Lot No. 45 in the Subdivision of Lot No. 37 in Owner Plan of Buena Vista, as of record in Plan Book 1, page 84, Chancery Court at Nashville, Tennessee, and Book 57, page 26, Register's Office.

BEING the same property conveyed to Edd R. Turner, III, a married man, and Charles Gibson, Jr., a married man, by deed from Peter S. R. Harmer, Jr. of record in Instrument No. 200008160081061, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO the taxes for the year 2001, which have been prorated and assumed by the Grantee (s); all matters appearing on the Plan of record in Plat Book 57, page 26, said Register's Office.

The above legal description is identical to the one in the previous deed of record.

The above referenced property has never been the primary residence of either of the Grantors.

Davidson County DEEDWARR
Recvd: 04/11/01 12:04 2pgs
Fees:11.00 Taxes:310.25

20010411-0035772

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.

EDD R. TURNER, III
Signature of Seller

CHARLES GIBSON, JR.
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **EDD R. TURNER, III, a married man, and CHARLES GIBSON, JR., a married man, as tenants in common** , 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 **2nd** day of **April, 2001.**

Tracy L. Love
Notary Public

TRACY L. LOVE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires May 26, 2002

My Commission Expires:_____

Name and Address of Property Owner:

KIMBERLY RAYBURN
2305 11th AVE., NORTH
NASHVILLE, TN 37208

Property Address:

2305 11th AVE., NORTH
NASHVILLE, TN 37208

Person Responsible for Taxes:

GMAC Mortgage Corporation
100 Witmer Rd.
P.O. Box 963
Horsham, PA 19044

Parcel #: 081-03-0, 151.00

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 **$83,850.00** 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.

Sandra L. Wilson
Affiant

Sworn to and subscribed before me, a Notary Public, this **2nd** day of **April, 2001.**

Tracy L. Love
Notary Public

TRACY L. LOVE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires May 26, 2002

My Commission Expires: _____

RETURN TO:

BALDWIN LAND TITLE. PLLC
7117 CALDERWOOD DR
ANTIOCH, TN 37113