Davidson County DEEDWARR
Recvd: 04/16/01 10:59 2pgs
Fees:11.00 Taxes:251.23

20010416-0036718

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **March, 2001** by and between **Mary R. Massey and Susan M. Pederson Ben H. Massey**, herein after referred to as GRANTOR, and **Shirley Ann Washington** , herein after referred to as 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:

Land in Davidson County, Tennessee, being Lot No. 235 on the Plan of Bordeaux Gardens, Section 1, of record in Book 3300, page 91, said Register's Office, described as follows: Said Lot No. 235 fronts 55 feet on the easterly side of Crowe Drive and extends back 132.61 feet on the northerly line and 166.66 feet on the southerly line to a dead line in the rear measuring 75.28 feet thereon.

Being the same property conveyed to Mary R. Massey and Susan M. Pederson by Deed dated March 6, 2000, excuted by the Secretary of Housing and Urban Development of record in Instrument Number: 200003080024082, and re-recorded in Instrument Number 20010416-0036717 **Register's Office for Davidson County, Tennessee.**

This is improved/unimproved property known as: 3244 Crolwe Drive, Nashville, TN 37218

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 R Massey
Mary R. Massey
Signature of Seller

Susan M. Pederson
Susan M. Pederson
Signature of Seller

Ben H. Massey
Ben H. Massey
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Mary R. Massey and Susan M. Pederson and Ben H. Massey** , 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 **28th** day of **March, 2001.**

Lynda Kaye Jones
Notary Public

My Commission Expires: 3/23/2002

My Commission Expires NOV. 24, 2001

Name and Address of Property Owner:
Shirley Ann Washington
3244 Crowe Drive, Nashville, TN 37218

Send Tax Statements to:
Same
,

Map & Parcel 080-08-0062.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

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 **$67,900.00** 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 **28th** day of **March, 2001.**

Lynda Kaye Jones
Notary Public

LYNDA KAYE JONES NOTARY PUBLIC AT LARGE DAVIDSON CO.

My Commission Expires: 3/23/2002

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
21-1-281