18B

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 05/15/01 14:22 3pgs
Fees:15.00 Taxes:353.35

20010515-0050284

WARRANTY DEED

THIS INDENTURE is made and entered into this 9th day of May, 2001, by and between JON D. DAVENPORT, UNMARRIED, hereinafter called Grantor, and HELEN SUE PARSONS, hereinafter called 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 considerations, the receipt of which are hereby acknowledged, JON D. DAVENPORT, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto HELEN SUE PARSONS, hereinafter referred to as Grantee, his/her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1812 GUEST DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees 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 in Exhibit "B".

Grantor further covenants and binds himself and his
their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

JON D. DAVENPORT
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JON D. DAVENPORT, UNMARRIED, 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 **9th** day of May, 2001.

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: My Commission Expires May 28, 2004

Name and Address of Property Owner:

HELEN SUE PARSONS

Property Address:

1812 GUEST DRIVE
NASHVILLE, TN 37216

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 73-9, PARCEL 104

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 **$95,500.00** 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 **9th** day of **May, 2001.**

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: My Commission Expires May 28, 2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 397 on the Plan of Section Three, Burchwood Gardens, of record in Book 2900, page 116, Register's Office for said County.

Said Lot No. 397 fronts 80.0 feet on the southwesterly margin of Guest Drive and extends back 152.33 feet on the northwesterly line and 163.25 feet on the southwesterly line to a dead line in the rear, measuring 80.76 feet thereon.

Being the same property conveyed to JON D. DAVENPORT, UNMARRIED by Warranty Deed from ALLEN E. AND SARAH H. BALLARD, of record in BOOK 9581, PAGE 706, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 73-9, PARCEL 104).

2. All matters as set forth on the Plan of record in Plat Book 2900, page 116, said Register's Office, which plan includes a 30-foot minimum building setback line from GUEST DRIVE AND a 10-foot public utility and drainage easement along the REAR lot line.

3. Sewer easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4147, page 776, said Register's Office.