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

WARRANTY DEED

RKE

THIS INDENTURE is made and entered into this **21st** day of **May, 2001** between **RUTH KATHLEEN ENGLAND, a single woman** , GRANTOR, and **LAVONNE YOCKMAN, a single woman** , 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. 70 on the Map of Seven Oak Subdivision, Section IV, of record in Book 2133, page 105, Register's Office for said County, described as follows:

Beginning at a point on the southeasterly margin of Dempsey Place, common corner of Lots Nos. 69 and 70; thence with the line between said two lots, in a southeasterly direction 123.2 feet to the common corner of Lots Nos. 69, 70 and 71; thence with the line between lots Nos. 70 and 71, in a southwesterly direction, 131 feet to a point in the northerly margin of School Lane; thence with the margin of said Lane, in a westerly direction 115.9 feet to the beginning of a curve; thence around said curve in a northwesterly direction, 38.37 feet to a point in the southeasterly margin of Dempsey Place; thence with said Dempsey Place, in a northeasterly direction, 190.86 feet to the point of beginning.

Being the same property conveyed to James Lester England, Sr., and wife, Ruth Kathleen England by deed from William Andrew Merrill and wife, Emily L. Merrill, of record in Book 4023, page 732, Register's Office for Davidson County, Tennessee. The said James Lester England, Sr. 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 Book 2133, page 105; restrictive covenants of record in Book 2087, page 183; any and all easements, right of ways, setback lines, etc. appearing 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.

Ruth Kathleen England
by Albert C. England
attorney in Fact

RUTH KATHLEEN ENGLAND
Signature of Seller RKE

Davidson County DEEDWARR
Recvd: 05/23/01 10:45 2pgs
Fees:11.00 Taxes:440.30

20010523-0053394

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALBERT C. ENGLAND,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **RUTH KATHREEN ENGLAND, unmarried,** and who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of said **RUTH KATHREEN ENGLAND.**

Witness my hand, at office, this 21st day of May, 2001.

Notary Public

My Commission Expires: 9/28/02

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

Name and Address of Property Owner:

LAVONNE YOCKMAN
1264 SCHOOL LANE
NASHVILLE, TN 37217

Property Address:

1264 SCHOOL LANE
NASHVILLE, TN 37217

Person Responsible for Taxes:
SAME

Parcel #: 120-10-45.

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 **$119,000.00,** 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.

✓ Gail Marshall
Affiant

Sworn to and subscribed before me, a Notary Public, this 21st day of May, 2001.

Notary Public

My Commission Expires: 9/28/02

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

RETURN TO:

BALDWIN LAND TITLE, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076