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

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this **15th** day of **May, 2001** between **JERRY LEMONS** , GRANTOR, and **DR. FLOYD TAYLOR** , GRANTEE.

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 **OLD HICKORY,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

**LAND in Davidson County, Tennessee, being Lot No. 2 of the First Revision of Golf Club Place Subdivision of record in Instrument No. 200007260073971, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete legal description of said property.**

**BEING part of the same property conveyed to Jerry Lemons by deed from York Construction, LLC of record in Book 10879, page 458, in the Register's Office, Davidson County, Tennessee, dated 4/6/98 and recorded 4/8/98.**

**THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by the Grantor(s); all matters appearing on the Plat of record in Instrument No. 200007260073971; Restrictive Covenants of record in Book 11619, page 49; any and all easements, right-of-ways, setback lines, building restrictions, etc. appearing of record in the Register's Office, Davidson County, Tennessee.**

**The above legal description was derived from the previous deed of record and the plat of record.**

**The above referenced property is unimproved and also known as 322 Hurst Drive, Old Hickory, Tennessee 37128.**

**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.

**JERRY LEMONS**
Signature of Seller

Davidson County DEEDWARR
Recvd: 06/05/01 13:30 2pgs
Fees:11.00 Taxes:218.30

20010605-0058268

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **JERRY LEMONS** , 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 **15th** 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:

**DR. FLOYD TAYLOR**

Property Address:

**322 HURST DRIVE (LOT 2-GOLF CLUB SUB)**
**OLD HICKORY, TN 37138**

Person Responsible for Taxes:

**SAME**

**Parcel #:** 53-11-0-A, #2

# 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 **$59,000.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** 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:

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