21-1-351

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 **30th** day of **April, 2001** by and between **PETER J. FEYAS and CAROL COTELLESE** , herein after referred to as GRANTOR, and **RONALD I. WATSON, a single man** , 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 Nos. 47 & 48 on the Plat of Harbor Gate, Section 1, of record in Book 5200, page 703, and revised in Book 5200, page 712, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Peter J. Feyas and Carol Cotellese, both unmarried persons, by Quitclaim Deed from Arthur R. Saylor and wife, Beverly J. Saylor of record in Book 9271, page 433, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 1004-1010 WESLEYVILLE ST, NASHVILLE, TN 37217

Davidson County DEEDWARR
Recvd: 06/11/01 12:48 2pgs
Fees:11.00 Taxes:851.00
20010611-0061191

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.

PETER J. FEYAS
Signature of Seller

CAROL COTELLESE
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **PETER J. FEYAS and CAROL COTELLESE** , 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 **30th** day of **April, 2001.**

Notary Public

My Commission Expires NOV. 24, 2001

My Commission Expires:_____

Name and Address of Property Owner:
RONALD I. WATSON
1004-1010 WESLEYVILLE ST, NASHVILLE, TN 37217

Send Tax Statements to:
Mortgage Investors Group
8320 East Walker Springs Lane, Knoxville TN 37923

Map & Parcel: 150-02-0-169.00 & 170.00

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 **$230,000.00** 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 **30th** day of **April, 2001.**

Notary Public

My Commission Expires NOV. 24, 2001

My Commission Expires: _____

RETURN TO:

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