Davidson County DEEDWARR
Recvd: 06/12/01 08:50 2pgs
Fees:11.00 Taxes:370.00

20010612-0061546

PREPARED BY:
BALDWIN LAND TITLE. PLLC
161 BELLE FOREST CIRCLE, SUITE 209
NASHVILLE, TN 37221

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **May, 2001** between **Anne Elliott Williams** , GRANTOR, and **Teresa Ternes, husband and wife, and Dale Ternes** , 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:

BEING Lot No. 319 on the Plan of Caldwell Country Estates, Section V, as of record in Book 3300, Page 16, Register's Office for said County.

SAID Lot fronts 93.11 feet on the westerly side of Edmonson Pike and runs back 134.6 feet on the northeasterly line and 113 feet on the southwesterly line to a dead line in the rear on which it measures 100.5 feet.

BEING the same property conveyed to Anne Elliott Williams, a single person, by Deed from James L. Gee and wife, Jacquelyn W. Gee in Book 5243, Page 639, dated 1/13/78 and recorded 1/17/78, Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

Subject to taxes for the year 2001 which have been prorated and assumed by Grantee(s)

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.

Anne Elliott Williams

Anne Elliott Williams
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Anne Elliott Williams** , 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 **30th** day of **May, 2001.**

Charlotte A. Bethel
Notary Public

My Commission Expires: 3-27-04

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

Teresa Ternes and Dale Ternes
5045 Edmonson Pike
Nashville, TN 37211

Property Address:

5045 Edmonson Pike
Nashville, TN 37211

Person Responsible for Taxes:

same

Parcel #:

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 **$100,000.00** 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.

Lisha C. Baldwin
Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **May, 2001.**

Charlotte A. Bethel
Notary Public

My Commission Expires: 3-27-04

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

BALDWIN LAND TITLE, PLLC
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