Davidson County DEEDWARR
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Fees:11.00 Taxes:268.25
20010613-0062453

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# WARRANTY DEED

**This Indenture** made this **7th** day of **June, 2001** between **Gary Baldoni, ,** GRANTOR, and **Adriane D. Johnson, married ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

**Being part of Lot 10, Subdivision of Georgia Industrial Realty Co.'s North Nashville Property, of record in Book 421, page 188, Register's Office for Davidson County, Tennessee and further described according to a mortgage loan inspection by Campbell Surveying Company, Inc., License No. 665, 2424 21st Avenue, Suite 201, Nashville, Tennessee, 37212, dated May 17, 1991 as follows:**

**Said part of Lot fronts 40 feet on the westerly side of 23rd Avenue North and runs back between parallel lines 301.4 feet to the easterly line of Lot No. 15 of said plan.**

**Being the same property conveyed to Gary Baldini by Special Warranty Deed from First Union National Bank of record in Instrument Number 20001208-0121366, Register's Office for Davidson County, Tennessee.**

**Subject to all maters of reocrd in Book 421, page 188, Register's Office for Davidson County, Tennessee.**

**Subject to easements of record in Book 5788, page 231 and Book 4040, page 385, Register's Office for Davidson County, Tennessee.**

**Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.**

**Improved property known as 1605 1/2 23rd Avenue North, Nashville, Tennessee 37208.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out and we do further covenant and bind ourselves, our heirs and representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor s hereunto set grantor's hand(s) and seal this **7th** day of **June, 2001.**

Gary Baldoni

Gary Baldoni

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary Baldoni, the bargainor(s) 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 and official seal this 7th day of June, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-02

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $72500

Affiant

Subscribed and sworn before me this 7th day of June, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-02

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**Prepared by:**
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

**Address of New Owner**
Adriane D. Johnson
1605 1/2 23rd Avenue North
Nashville, Tennessee 37208

**Send Tax Bills to:**
Columbia National Incorporated
7142 Columbia Gateway Drive
Columbia, Maryland 21046

**Map & Parcel Number:**

Map 81 Group 10-0 Parcel 341