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

WARRANTY DEED

THIS INDENTURE is made and entered into this **8th** day of **June, 2001** between **MARY W. HART, an unmarried woman** , GRANTOR, and **BLAKE CHAMBERS and BROOKE CHAMBERS, husband and wife** , 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. 230 on the Map of Section Two, Crieve Hall Estates, as of record in Book 2133, Page 45, Register's Office for said County.

Said Lot No. 230 fronts 127.83 feet on the easterly side of Trousdale Drive, and extends back 205.4 feet on the northerly line and 200 feet on the southerly line, to a dead line in the rear which is a broken line on which it measures 100.2 feet.

Being the same property conveyed to Jewell T. Hart and wife, Mary W. Hart by deed from Martha Louise Jackson of record in Book 3251, page 521, said Register's Office for Davidson County, Tennessee. The said Jewell T. Hart having since deceased leaving Mary W. Hart the sole owner of the referenced property.

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 Plat Book 2133, page 45; Restrictive Covenants of record in Book 2146, page 138; any and all easements, right of ways, setback lines, restrictions, etc. 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. The previous deed of record is very old and illegible. Please refer to that deed for further information.

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.

Mary W. Hart

MARY W. HART
Signature of Seller

Davidson County DEEDWARR
Recvd: 06/25/01 16:15 2pgs
Fees:11.00 Taxes:636.40

20010625-0067178

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **MARY W. HART, an unmarried woman** , 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 **8th** day of **June, 2001.**

Notary Public

My Commission Expires: 9/28/02

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

Name and Address of Property Owner:

BLAKE CHAMBERS and BROOKE CHAMBERS
5036 TROUSDALE DRIVE
NASHVILLE, TN 37220

Property Address:

5036 TROUSDALE DRIVE
NASHVILLE, TN 37220

Person Responsible for Taxes:

ABN AMRO MORTGAGE GROUP, INC.
2600 W. BIG BEAVER ROAD
TROY, MI 48084

Parcel #: 146-12-145

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 **$172,000.00** 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 **8th** day of **June, 2001.**

Notary Public

My Commission Expires: 9/28/02

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

RETURN TO:

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