PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

CO[illegible]
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this **28th** day of **June, 2001, by and between HELEN SUE PARSONS, UNMARRIED, hereinafter called Grantor, and ROBERT J. LEGGS and RUTH L. LEGGS, HUSBAND AND WIFE, hereinafter called Grantees.**

**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 considerations, the receipt of which are hereby acknowledged, HELEN SUE PARSONS, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto ROBERT J. LEGGS and RUTH L. LEGGS, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.**

**This is improved property known as 1812 GUEST DRIVE, NASHVILLE, TN 37216.**

**TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees 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 in Exhibit "B".**

**Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.**

**WITNESS the hand and seal of Grantor on the day and year first above written.**

**H E L E N S U E P A R S O N S**
**Signature of Seller**

Davidson County DEEDWARR
Recvd: 07/03/01 19:13 3pgs
Fees:15.00 Taxes:388.50

20010703-0071039

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

Personally appeared before me, a Notary Public of said County and State, HELEN SUE PARSONS, UNMARRIED AND WIFE, BETTY J. BINKLEY, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of June, 2001.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

**ROBERT J. LEGGS and RUTH L. LEGGS, HUSBAND AND WIFE**

**1812 GUEST DRIVE**
**NASHVILLE, TN 37216**

Property Address:

**1812 GUEST DRIVE**
**NASHVILLE, TN 37216**

Person Responsible for Taxes:

**Map & Parcel #: MAP 73-9, PARCEL 104**

# 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 **$105,000.00** 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.

Robert J Leggs

Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **June, 2001.**

Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

# EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 397 on the Plan of Section Three, Burchwood Gardens, of record in Book 2900, page 116, Register's Office for said County.

Said Lot No. 397 fronts 80.0 feet on the southwesterly margin of Guest Drive and extends back 152.33 feet on the northwesterly line and 163.25 feet on the southwesterly line to a dead line in the rear, measuring 80.76 feet thereon.

Being the same property conveyed to HELEN SUE PARSONS, UNMARRIED, by Deed from ALLEN E. & SARAH H. BALLARD, of record in INSTRUMENT NO. 20010515-0052084, Register's Office for DAVIDSON County, Tennessee.

# EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 73-9, PARCEL 104, 2000 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 857.54).

2. All matters as set forth on the Plan of record in Plat Book 2900, page 116, said Register's Office, which plan includes a 30-foot minimum building setback line from GUEST DRIVE AND a 10-foot public utility and drainage easement along the REAR lot line.

3. Sewer easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4147, page 776, said Register's Office.