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

Davidson County DEEDWARR
Recvd: 07/05/01 15:57 2pgs
Fees:13.00 Taxes:297.85

20010705-0071924

WARRANTY DEED

THIS INDENTURE is made and entered into this **22nd** day of **June, 2001** between **ELSIE MARIE BLEVINS-MARCUM, an unmarried woman** , GRANTOR, and **DARLENE A. WILLIAMS, an unmarried woman, and THEODRIC I. WILLIAMS, an unmarried man, As Joint Tenants, with the Right of Survivorship** , 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 **HERMITAGE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No 48 on the plan of Dodson Heights, of record in Book 2900, Page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 60 feet on the southeasterly side of Panama Drive and runs back between parallel lines 150 feet to a dead line in the rear of said lot.

Being the same property conveyed to Elsie Marie Blevins by deed from Paul Edward Marcum, Sr., of record in Book 10202, page 988, Register's Office for Davidson County, Tennessee. Elsie Marie Marcum is the same person as Elsie Marie Blevins, she has changed to her maiden name by order of the Fourth Circuit Court of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 2900, page 113; Restrictive Covenants of record in Book 3130, page 623 and amended in Book 3161, page 279; any and all easements, setback lines, restrictions, right of ways, 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.

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.

Elsie Marie Blevins-Marcum

ELSIE MARIE BLEVINS-MARCUM
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **ELSIE MARIE BLEVINS-MARCUM, 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 **22nd** day of **June, 2001.**

Notary Public

My Commission Expires: 9/28/02

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

Name and Address of Property Owner:

DARLENE A. WILLIAMS and THEODRIC I. WILLIAMS
7010 PANAMA DRIVE
HERMITAGE, TN 37076

Property Address:

7010 PANAMA DRIVE
HERMITAGE, TN 37076

Person Responsible for Taxes:

FRANKLIN AMERICAN MORTGAGE COMPANY
501 CORPORATE CENTRE DRIVE, SUITE 400
FRANKLIN, TN 37064

Map # 86-2
Parcel #: 100

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 **$80,500.00** 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.

Darlene Williams
Affiant

Sworn to and subscribed before me, a Notary Public, this **22nd** day of **June, 2001.**

Notary Public

My Commission Expires: 9/28/02

COUNTY, TENN.
My Commission Expires September 28, 2002

RETURN TO:

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