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

Davidson County DEEDWARR
Recvd: 07/05/01 16:03 2pgs
Fees:13.00 Taxes:347.80

20010705-0071926

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th** day of **June, 2001** between **SADIE MARIE H. HOLDER, a single woman** , GRANTOR, and **SARAH A. MORRISON, an unmarried woman** , 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:

TRACT 1:

LAND lying and being in the 15th, formerly the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Clyde David Anderson, April 4, 1981, as follows, to wit:

BEGINNING at a common corner between Lots 21 and 28 in the Dugger Heights Subdivision as of record in Book 1424, page 117, Register's Office for Davidson County, Tennessee; thence with the dead line of Lots 28 and 27, 117.1 feet north 88 degrees 50' cast to the common corner of Lots 27 and 26; thence 85.15 feet south 0 degrees 42' east; thence 117.27 feet north 88 degrees 33' west to the common corner of Lots 32 and 33 in the Dugger Heights Section II Subdivision; thence with the dead line of Lots 32 and 33, 79.8 feet north 0 degrees 38' west to the point of beginning containing 0.22 acres.

BEING the same property conveyed to James Robert Holder, Jr. and wife, Sadie Marie H. Holder by deed from John C. Barbour and wife, Myrtle B. Barbour of record in Book 5760, Page 985, Register's Office, recorded 6/23/81. This instrument superseded and replaced and rendered null and void the Warranty Deed from John C. Barbour and wife, Myrtle B. Barbour, to James Robert Holder, Jr. and wife, Sadie Marie H. Holder, of record in Book 5456, Page 549, Register's Office, Davidson County, Tennessee. The said James Robert Holder, Jr. has since deceased.

TRACT 2:

LAND in Davidson County, Tennessee, being Lot No. 32 on the Map of Dugger Heights No. Two, as of record in Book 1424, page 135, Register's Office, Davidson County, Tennessee.

SAID Lot No. 32 fronts 70 feet on the east side of Dugger Drive and runs back between lines, 213.8 feet on the north line and 216.3 feet on the south line to a dead line in the rear, on which it measures 70.05 feet.

BEING the same property conveyed to James Robert Holder, Jr., and wife, Sadie Marie H. Holder by deed from Sadie Marie H. Holder of record in Book 5043, page 701, Register's Office, Davidson County, Tennessee, recorded 7/9/76. The said James Robert Holder, Jr., has since deceased.

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 Book 1424, page 135; Sanitary Sewer and/or Storm Drainage of record in Book 4154, page 190; 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.

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.

Sadie Marie H. Holder

SADIE MARIE H. HOLDER

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **SADIE MARIE H. HOLDER, a single 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 **29th** day of **June, 2001.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 28, 2002

Name and Address of Property Owner:

SARAH A. MORRISON
1421 DUGGER DRIVE
NASHVILLE, TN 37206

Property Address:

1421 DUGGER DRIVE
NASHVILLE, TN 37206

Person Responsible for Taxes:

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

Map # 84-1
Parcel #: 3

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 **$94,000.00** 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.

Sarah A. Morrison
Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **June, 2001.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 28, 2002

RETURN TO:

BALDWIN LAND TITLE. PLLC
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HERMITAGE, TN 37076