Davidson County DEEDWARR
Recvd: 07/10/01 14:14 2pgs
Fees:12.95 Taxes:279.35
20010710-0073569

PREPARED BY:
BALDWIN LAND TITLE. PLLC
161 BELLE FOREST CIRCLE, SUITE 209
NASHVILLE, TN 37221

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **June, 2001** between **Tammie Jo Poland Workman, husband and wife, and Jeff Workman** , GRANTOR, and **Timothy C. Hall, Jr** , 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 **Old Hickory,.** County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, TN, BEING Lot No. 88 on the Plan of Section "A" Village of Old Hickory, of record in Book 1424, page 68, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Tammie Jo Poland, unmarried by Deed from Gregory Fox Welch and Cynthia M. Welch in Book 10576, page 143, dated 8/14/97 and recorded 8/20/97, Register's Office, Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2001which have been prorated & assumed by Grantee(s); all matters of record in Book 1424, Page 68, Register's Office, Davidson County, Tennessee.

Easement of record in Book 1732, page 288, Register's Office, Davidson County, Tennessee. All matters, easements, restrictions, restrictive covenants, setback lines, right of ways, etc. of record in Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

Tammie Jo Poland has since married Jeff Workman and now goes by Tammie Jo Poland Workman. Tammie Jo Poland is one in the same as Tammie Jo Poland Workman.

Tammie Jo Poland Workman and husband, Jeff Workman, joins in this conveyance to convey any and all interest, marital or otherwise, that he may have in the above referenced property, now or hereafter.

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.

Tammie Jo Poland Workman
Tammie Jo Poland Workman
Signature of Seller

Jeff Workman
Jeff Workman
Signature of Seller

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL
STATE OF Kentucky)
COUNTY OF Warren)

Personally appeared before me, a Notary Public of said County and State, Tammie Jo Poland Workman, and Jeff Workman, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2001.

Paul Blick
Notary Public

My Commission Expires: JUNE 3, 2003

Name and Address of Property Owner:

Timothy C. Hall, Jr
711 Lawrence St.
Old Hickory, TN 37138

Property Address:

711 Lawrence St.
Old Hickory, TN 37138

Person Responsible for Taxes:

~~X~~ same First Horizon Home Loan Corporation
4000 Horizon Way
Irving, TX 75063

Map and Parcel #: 44-15-43

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 $75,500.00 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this 15th day of June, 2001.

Charlotte A. Bethel
Notary Public

My Commission Expires: 3-27-04

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

BALDWIN LAND TITLE, PLLC
161 BELLE FOREST CIRCLE, SUITE 209
NASHVILLE, TN 37221