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

WARRANTY DEED

THIS INDENTURE is made and entered into this **9th** day of **July, 2001** between **LINDA ELLIOTT SMITH, an unmarried woman** , GRANTOR, and **RICHARD W. BETTS, a married man** , 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. 5 of Block No. 4 in the Subdivision of Blocks Nos. 1 to 8, inclusive of Yarbrough's Woodland Plan, as of record in Book 57, page 155, Register's Office, Davidson County, Tennessee.

SAID Lot No. 5 fronts 50 feet on the easterly side of 8th Avenue South, and runs back between parallel lines, 165 feet to an alley.

BEING the same property conveyed to Linda Elliott Smith, by deed from Suzanne M. Schwalb, of record in Book 9252, page 89, Register's Office, Davidson County, Tennessee, dated 2/17/94 and recorded 2/17/94.

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 57, page 155; any and restrictive covenants, restrictions, easements, right of ways, setback lines, zoning, 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 above referenced property is not and has never been the principal or primary place of residence of the Grantor(s).

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.

LINDA ELLIOTT SMITH
Signature of Seller

Davidson County DEEDWARR
Recvd: 07/16/01 08:13 2pgs
Fees:13.00 Taxes:684.50

20010716-0074952

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **LINDA ELLIOTT SMITH, 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 **9th** day of **July, 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:

RICHARD W. BETTS

Property Address:

2220 8th AVENUE SOUTH
NASHVILLE, TN 37204

Person Responsible for Taxes:

SAME

Map #105-14
Parcel #: 86

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 **$185,000.00** 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 **9th** day of **July, 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