Return to:

Castleman Title & Escrow, Inc.
213 A Ward Circle Ste 101
Brentwood, TN 37027
Ph #(615) 373-3838
Fax #(615) 370-4080

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

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this **27th** day of **June, 2001**, by and between **JAMES W. McMURRAY and ADDIE H. McMURRAY, HUSBAND AND WIFE**, hereinafter called Grantors, and **SANDRA MARIE COFFEE, UNMARRIED**, hereinafter called 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 considerations, the receipt of which are hereby acknowledged, WE, JAMES W. McMURRAY and ADDIE H. McMURRAY, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto SANDRA MARIE COFFEE, UNMARRIED, hereinafter referred to as Grantee, his/her 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 Grantors 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 419 COTTONWOOD DRIVE, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

James W. McMurray
JAMES W. McMURRAY
Signature of Seller

Addie H. McMurray
ADDIE H. McMURRAY
Signature of Seller

Davidson County DEEDWARR
Recvd: 07/16/01 14:44 3pgs
Fees:18.00 Taxes:310.43

20010716-0075308

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

Personally appeared before me, a Notary Public of said County and State, JAMES W. McMURRAY and ADDIE H. McMURRAY, HUSBAND AND WIFE 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 **27th** day of June, 2001.

Denise C. Allen
Notary Public

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

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

**SANDRA MARIE COFFEE, UNMARRIED**
419 Cottonwood Dr
Nashville, TN 37214

Property Address:

**419 COTTONWOOD DRIVE**
**NASHVILLE, TN 37214**

Person Responsible for Taxes:

**Map & Parcel #: MAP 96-6, PARCEL 124**

# 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 **$83,900.00** 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.

Sandra Marie Coffee
Affiant

Sworn to and subscribed before me, a Notary Public, this **27th** day of **June, 2001.**

Denise C. Allen
Notary Public

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

My Commission Expires: 5/30/2004

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MADISON, TN 37115

# EXHIBIT 'A'

BEING Lot No. 179 on the Plan of Clover Hill Subdivision, Section IV of record in Plat Book 2133, page 62, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to JAMES W. McMURRAY and ADDIE H. McMURRAY, HUSBAND AND WIFE and ERCELLE H. WALL, by Warranty Deed from BOBBY AND LAURA SPENCE, of record in BOOK 10133, PAGE 412, Register's Office for DAVIDSON County, Tennessee. The said Ercelle H. Wall died testate and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, to Will Book # 1949-357245, her one-half undivided interest in and to said property vests in her sister, Addie H. McMurray, one of the Grantors herein.

# EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 96-6, PARCEL 124, 2000 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 720.8).

2. All matters as set forth on the Plan of record in Plat Book 2133, page 62, said Register's Office, which plan includes a 30-foot minimum building setback line from COTTONWOOD DRIVE and a 10-foot public utility and drainage easement along the rear lot line.