21-2-175

Davidson County DEEDWARR
Recvd: 07/17/01 16:07 2pgs
Fees:13.00 Taxes:610.50

20010717-0075899

PREPARED BY:
Lender's Title & Escrow LLC
2000 Glen Echo Road, Suite 104
Nashville, Tennessee 37215

WARRANTY DEED

THIS INDENTURE is made and entered into this **3rd** day of **July, 2001** by and between **Gaius Hill and Steve Dunn** , herein after referred to as GRANTOR, and **Camilla S. Choate** ~~**and wife**~~ , herein after referred to as 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. 2 ON THE PLAN OF THE KELLEY PROPERTY OF RECORD IN INSTRUMENT NUMBER 20001122-0115448, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO GAIUS HILL AND STEVE DUNN BY DEED FROM GARY P. KELLEY AND WIFE , NANCY M. KELLEY, OF RECORD IN INSTRUMENT NUMBER 20010103-0001142, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved/unimproved property known as: 336 BELLEVUE ROAD, NASHVILLE,TN 37221

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.

Gaius Hill
Signature of Seller

Steve Dunn
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Gaius Hill and Steve Dunn** , 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 **3rd** day of **July, 2001.**

Notary Public

My Commission Expires: 11/24/01

Name and Address of Property Owner:
Camilla S. Choate
336 BELLEVUE ROAD, NASHVILLE, TN 37221

Send Tax Statements to:
AmSouth Bank
P. O. Box 830721, Birmingham, AL 35283

Map & Parcel 142-358

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 **$165,000.00** 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 **3rd** day of **July, 2001.**

Notary Public

My Commission Expires: 11/24/01

RETURN TO:

Lender's Title & Escrow LLC
2000 Glen Echo Road, Suite 104
Nashville, Tennessee 37215
21-2-175