Davidson County DEEDWARR
Recvd: 07/27/01 11:47 2pgs
Fees:13.00 Taxes:310.80

20010727-0079906

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **19th** day of **July, 2001** between **JOHN ELLIS, an unmarried man** , GRANTOR, and **PATRICK ADAMS and ALICE ADAMS, husband and wife** , 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 **HERMITAGE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 2A on the plan of Lakeside Woods Estate, Section One, of record in Book 6200, page 213, as amended in Book 6250, page 767, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to John Ellis by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, of record in Instrument No. 20010430-0043376, Register's Office, Davidson County, Tennessee, dated 2/13/01 and recorded 4/30/01.

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 6250, page 767, amending Book 6200, page 213, Restrictive Covenants of record in Book 6564, page 740, and as amended in Book 7347, page 82; and any and all zoning regulations, building restrictions, easements, right of ways, 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.

JOHN ELLIS
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **JOHN ELLIS, an unmarried man**, 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 **19th** day of **July, 2001.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE COUNTY, TENN.
My Commission Expires September 28, 2002

Name and Address of Property Owner:

PATRICK ADAMS and ALICE ADAMS
3306 LAKESIDE PLACE
HERMITAGE, TN 37076

Property Address:

3306 LAKESIDE PLACE
HERMITAGE, TN 37076

Person Responsible for Taxes:

HORIZON BANK
1851 NW 125TH AVENUE, SUITE 100
PEMBROKE PINES, FL 33028

Map # 86-10
Parcel #: 87

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 **$84,000.00** 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 **19th** day of **July, 2001.**

Notary Public

My Commission Expires: _____

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE COUNTY, TENN.
My Commission Expires September 28, 2002

RETURN TO:

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