Davidson County DEEDWARR
Recvd: 07/27/01 12:02 2pgs
Fees:13.00 Taxes:592.00
20010727-0079912

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **20th** day of **July, 2001** between **CHARLES DEAN CHAMBERLIN, an unmarried man** , GRANTOR, and **JOHNNY W. HARGIS, an unmarried man, and EVELYN G. MOUNT, an unmarried woman** , 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 **MADISON,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in the 10th Civil District of Davidson County, Tennessee, described according to a copy of a survey dated June 23, 1958 by Cantrell, Connell & Morrison, Engineers, as follows:

Beginning at a point in the Northeasterly margin of Shepherd Hills Drive; said point being 133.3 feet Southeasterly from the Southwesterly corner of Lot No. 55 on the unrecorded map of Shepherd Hills, Section No. 2; and being the Southwesterly corner of this lot and the Southeasterly corner of the lot being simultaneously conveyed to Parker; thence along what will be Parker's Southerly line. Northeasterly 260 feet more or less to a point, thence South 43 degrees 02 minutes East 165 feet to a iron pin; thence South 47 degrees West 225 feet to iron pin in the Northeasterly margin of Shepherd Hills Drive; thence with the margin of the same. North 56 degrees 05 minutes West 165 feet to the point of beginning.

Being the same property conveyed to Charles Dean Chamberlin, unmarried by deed from Charles David Chamberlin, Jr. of record in Book 10984, Page 649, Register's Office for Davidson County.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by Grantee(s); Sanitary Sewers and/or Storm Drainage Easement of record in 5561, Page 110; and any and all easements, restrictions, zoning regulations, right of ways, building restrictions, 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.

CHARLES DEAN CHAMBERLIN
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **CHARLES DEAN CHAMBERLIN, 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 **20th** 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:

JOHNNY W. HARGIS and EVELYN G. MOUNT
325 SHEPHERD HILLS DRIVE
MADISON, TN 37115

Property Address:

325 SHEPHERD HILLS DRIVE
MADISON, TN 37115

Person Responsible for Taxes:

CAPITAL BANK & TRUST COMPANY
1820 WEST END AVENUE
NASHVILLE, TN 37203

Map 34-7
Parcel #: 20

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 **$160,000.00** 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 **20th** 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:

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