(2)

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

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 **2nd** day of **July, 2001, by and between DAVID C. BLOOD, A MARRIED MAN, and VIRGINIA LEE BLOOD, HIS WIFE, hereinafter called Grantors, and CHRISTINE ESTES, 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, DAVID C. BLOOD, A MARRIED MAN, and VIRGINIA LEE BLOOD, HIS WIFE, Grantors, do hereby bargain, sell, transfer and convey unto CHRISTINE ESTES, 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 423 LANIER DRIVE, MADISON, TN 37115.**

**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 himself and his 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.**

**VIRGINIA LEE BLOOD, wife of DAVID C. BLOOD, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.**

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

David C. Blood

**DAVID C. BLOOD**
**Signature of Seller**

Virginia Lee Blood

**VIRGINIA LEE BLOOD**
**Signature of Seller**

Davidson County DEEDWARR
Recvd: 07/30/01 11:17 3pgs
Fees:18.00 Taxes:92.50

20010730-0080375

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID C. BLOOD and HIS WIFE, VIRGINIA LEE BLOOD,** 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 **2nd** day of **July, 2001.**

Notary Public

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

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

**CHRISTINE ESTES**
5000 Pebble Creek Dr
Antioch, Tn 37013

Property Address:

**423 LANIER DRIVE**
**MADISON, TN 37115**

Person Responsible for Taxes:

**SAME**

**Map & Parcel #: MAP 52-2, PARCEL 50**

## 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 **$25,000.00** 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 **2nd** day of **July, 2001.**

Notary Public

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

My Commission Expires: 5/30/2004

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# EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 1 and the southerly 27 feet 6 inches of Lot 2 on the Plan of Revised Map of Rainbow Terrace Subdivision of record in Plan Book 1130, page 85, Register's Office for said County.

Said Lot No. 1 and part of Lot 2 front together 72 feet 6 inches on the Southeasterly margin of Lanier Drive and extends back between parallel lines with the northerly margin of Carmel Avenue 150 feet to a dead line.

Being the same property conveyed to DAVID C. BLOOD, AND ALMA C. NICHOLS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by Deed from WILLIE C. & HENEN VIRGINIA ANDREWS, of record in BOOK 6371, PAGE 988, Register's Office for DAVIDSON County, Tennessee. The said Alma C. Nichols having since died, the property vested in the joint tenant, David C. Blood. David C. Blood osubsequently conveyed an interest as joint tenants with right of survivorship in David C. Blood, Maria Patino and Marita Patino-Treat, by Quitclaim Deed of record in Book 6904, page 892, Said Register's Office. Maria Patino and Marita Patino-Treat have subsequently conveyed all of their right, title and interest as joint tenants to David C. Blood, as sole owner, by Instrument of record in Instrument No. 20010730-0080374, said Register's Office.

# EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 52-2, PARCEL 50).

2. All matters as set forth on the Plan of record in Plat Book 5200, page 205, said Register's Office, which plan includes a 30-foot minimum building setback line from lanier drive and a 10-foot public utility and drainage easement along the rear line of said lot.