Box 5

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/01 09:12 2pgs
Fees:13.00 Taxes:16.65

20010801-0081300

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 4,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July 2001.

Notary Public

MY COMMISSION EXPIRES: 9/25/04

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Michael Troy Haley, Attorney**
Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

| ADDRESS NEW OWNERS(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Mid-State Home Services, LLC** (NAME) | **Same** (NAME) | **71-10** |
| **530 3rd Avenue So. #10** (STREET ADDRESS/ROUTE NUMBER) | (STREET ADDRESS) | **51.00** |
| **Nashville, TN 37210** CITY/STATE/ZIP | (CITY/STATE/ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF FOUR THOUSAND FIVE HUNDRED DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Billy G. Gregory and wife, Estelle A. Gregory**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mid-State Home Services, LLC**

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

**See Exhibit "A" Legal Description**

**SUBJECT TO EASEMENTS, SETBACK LINES AND RESTRICTIONS OF RECORD, ZONING REGULATIONS FOR THE APPROPRIATE GOVERNMENTAL AUTHORITY, AND RIGHTS FOR PUBLIC UTILITIES AND PUBLIC RIGHTS OF WAY, AND TO MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY. COUNTY PROPERTY TAXES FOR THE CURRENT YEAR TO BE PRORATED AS OF DATE OF DEED AND ASSUMED BY GRANTEE.**

**This is unimproved property known as: 1300 Katie Avenue, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 31st day of July, 2001.

Billy G. Gregory

Billy G. Gregory

Estelle A. Gregory

Estelle A. Gregory

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy G. Gregory and wife, Estelle A. Gregory, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within document for the purposes therein contained, as their free act and deed

Witness my hand and official seal at Nashville, TN, this 31st day of July, 2001.

Notary Public

Commission Expires: 9/25/04

**EXHIBIT 'A' LEGAL DESCRIPTION:**

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee: 1300 Katie Avenue .13 acres, Field Book Number 13DA 00575, Map and Parcel Number 071-10-0-151.00, Deed Book 6904, page 327.

For a better and more accurate legal description the following legal was taken from Book 6904, page 327, Register's Office for Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 99 on the Plan of J. B. Haynes Cumberland Heights, as of record in Book 57, page 170, Register's Office for Davidson County, Tennessee.

Said Lot No. 99 fronts 50 feet on the West side of Katie Avenue and extends back between parallel lines along the North margin of Lula Avenue, 125 feet to an alley.

Being the same property divested out of Nashville Manor and any and all unknown heirs-at-law or devisees and vested in Billy G. and Estelle A. Gregory, subject to the equity of redemption, by Final Decree Confirming Sale of the Chancery Court for Davidson County, Tennessee, Civil Action Number 94-632-1, dated October 7, 1994, recorded October 30, 1995, Book 9841, page 853, Register's Office for Davidson County, Tennessee. Also acquired by Quitclaim Deed recorded herewith in Instrument No. 20010801-00081299, RODC, TN.

reg/75170-01