mail

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

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

WARRANTY DEED

THIS INDENTURE is made and entered into this 27th day of July, 2001, by and between JOHN CZERNOCZKY, UNMARRIED, hereinafter called Grantor, and EARL LEE YOUNG, A MARRIED MAN, 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, JOHN CZERNOCZKY, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto EARL LEE YOUNG, A MARRIED MAN, 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 Grantor 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 2115 GLADSTONE AVENUE, NASHVILLE, TN 37211.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees 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 in Exhibit "B".

Grantor further covenants and binds 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.

WITNESS the hand and seal of Grantor on the day and year first above written.

JOHN CZERNOCZKY
Signature of Seller

Davidson County DEEDWARR
Recvd: 08/06/01 10:36 3pgs
Fees:18.00 Taxes:555.00

20010806-0083578

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JOHN CZERNOCZKY, UNMARRIED, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **27th** day of July, 2001.

Notary Public

My Commission Expires: 5/30/2004

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

Name and Address of Property Owner:

EARL LEE YOUNG, A MARRIED MAN

8285 COLLINS ROAD
NASHVILLE, TN 37221

Property Address:

2115 GLADSTONE AVENUE
NASHVILLE, TN 37211

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 105-16, PARCEL 62

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 **$150,000.00** 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 **27th** day of **July, 2001.**

Notary Public

My Commission Expires: 5/30/2004

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

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

A Tract of land lying in Nashville, Davidson County, Tennessee, also BEING Lot No. 135 on the Plan of Corinne Place, as of record in Book 332, page 1, Register's Office for Davidson County, Tennessee, more particularly described as per a survey of Cherry Land Surveying, Inc., R. Scot Cherry, Tn No. 1512, dated July 25, 2001, as follows

Beginning at an iron rod set at the intersection of the southerly property line of the property of Lois E. Winn, as of record in Deed Book 10601, page 65, at the Register's Office for Davidson County, Tennessee, also being Lot 134 on said Plan of Corinne Place, and the westerly right-of-way line of Gladstone Avenue, 50 feet in width; thence with the westerly right-of-way line of Gladstone Avenue, South 00 deg 10 min 52 sec East, 50.00 feet to an iron rod set at a corner common with the property of Lois E. Winn, as of record in Deed Book 8991, page 166, at the Register's Office for Davidson County, Tennessee, also being Lot 136 on said Plan of Corinne Place and a portion of the northerly closed right-of-way of Edison Street; thence leaving the westerly right-of-way line of Gladstone Avenue with the northerly property line of Lois E. Winn, North 82 deg 40 min 54 sec West, 164.25 feet to an iron rod set in the easterly right-of-way line of Alley Number 1822, 15 feet in width; thence with the easterly right-of-way line of Alley Number 1822, north 00 deg 10 min 52 sec West, 50 feet to an existing iron rod at a corner common with said Lois E. Winn; thence leaving the easterly right-of-way line of Alley Number 1822 with the southerly property line of Lois E. Winn, South 82 deg 40 min 54 sec East, 164.25 feet to the point of beginning. Containing 8,142 square feet (0.187 acres more or less).

Being the same property conveyed to JOHN CZERNOCZKY AND WIFE, RUXANDRA MARES, by Warranty Deed from VIRGIL H. BEARD ET UX ET AL, of record in Book 10090, page 705, Register's Office for DAVIDSON County, Tennessee. The said John Czernoczky and Ruxandra Mares were subsequently divorced in the Christian Circuit Court, Division No. II, Commonwealth of Kentucky, Civil Action No. 99-CI-00562, and pursuant to said final decred, Ruxandra Mares subsequently conveyed all of her right, title and interest in and to said property to John Czernoczky by Quitclaim Deed of record in Instrument NO. _____ 20010306-0023570, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 105-16, PARCEL 62).

2. All matters as set forth on the Plan of Corinne Place of record in Plat Book 332, page 1, said Register's Office.

3. All matters set forth on the survey of Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee No. 1512, dated July 25, 2001.