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

Davidson County DEEDWARR
Recvd: 08/07/01 09:17 2pgs
Fees:13.00 Taxes:240.50

20010807-0084498

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **July, 2001** between **BEVERLY KAY JOHNSON-COBB and KEVIN COBB, husband and wife** , GRANTOR, and **TONY HILL and VESTER WILLIAMSON, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP** , 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 **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 142, on the Plan of Section Four Chesapeake Homes, as of record in Book 6250, page 932, Register's Office, for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Beverly Kay Johnson by Special Warranty Deed from Nashville Area Habitat for Humanity, Inc., a Tennessee non-profit corporation, of record in Book 10838, page 600, Register's Office, Davidson County, Tennessee. The said Beverly Kay Johnson has since married Kevin Cobb and now goes by Beverly Kay Johnson-Cobb.

Kevin Cobb, spouse of Beverly Kay Johnson-Cobb, joins in this conveyance to convey any and all interest, marital or otherwise, that he may have in the referenced property, now or hereafter.

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 932; Restrictive Covenants of record in Book 8284, page 164; General Development Plan of Restrictions of record in Book 6072, page 247; Articles of Incorporation of record in Book 6031, page 486; and any and all building restrictions, easements, setback lines, zoning regulations, right of ways, etc. of record in the Register's Office, Davidson County, Tennessee. This conveyance is also subject a minimum building setback violation and an public utility & drainage easement violation along the southeast corner of the rear lot line.

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.

Beverly Cobb

BEVERLY KAY JOHNSON-COBB
Signature of Seller

Kevin Cobb

KEVIN COBB
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **BEVERLY KAY JOHNSON-COBB and KEVIN COBB, husband and wife** , 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 **30th** day of **July, 2001.**

Notary Public

My Commission Expires: 9/28/02

Name and Address of Property Owner:

TONY HILL and VESTER WILLIAMSON
3424 FAWNWOOD PLACE
NASHVILLE, TN 37207

Property Address:

3424 FAWNWOOD PLACE
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

Map 50-10
Parcel #: 164

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 **$65,000.00** 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 **30th** day of **July, 2001.**

Notary Public

My Commission Expires: 9/28/02

RETURN TO:

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

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