Davidson County DEEDWARR
Recvd: 08/17/01 10:37 2pgs
Fees:13.00 Taxes:296.00

20010817-0089081

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **12th** day of **July, 2001** between **QUEENIE H. HARPER and TONY A. HARPER** , GRANTOR, and **ANDREW MCCROSKEY, an unmarried man** , 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. 31 on the Revised Plan of Looby Heights, of record in Plat Book 7900, Page 230, and corrected in Book 8289, Page 696, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 53.00 feet on the northerly side of Clay Street and runs back 107.00 feet on the easterly side and 107.00 feet on the westerly side to a line in the rear which measures 53.00 feet thereon.

Being the same property conveyed to Queenie Harvell, married by deed from Laura D. Edwards and husband, Lavanders Ward of record in Book 10300, Page 693, Register's Office for Davidson County, Tennessee. The said Queenie Harvell has since divorced Michael A. Harvell and remarried Tony A. Harper and now goes by Queenie Harper.

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 7900, page 230, and corrected in Plat Book 8289, page 696; Declaration of Covenants, Conditions and Restrictions of record in Book 8091, page 751 and amended in Book 8252, page 832; any and all easements, right of ways, setback lines, restrictions, zoning, 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.

Tony A. Harper, spouse of Queenie Harper, joins in this conveyance to convey any and all interest, marital or otherwise, that he may have in the referenced property, now or hereafter.

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.

Queenie H Harper
QUEENIE H. HARPER
Signature of Seller

Tony A. Harper
TONY A. HARPER
Signature of Seller

FRANKLIN
NOTARY PUBLIC AT LARGE
COUNTY

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **QUEENIE H. HARPER and TONY A. HARPER** , 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 **12th** day of **July, 2001.**

Notary Public

My Commission Expires: 9/11/04

Name and Address of Property Owner:

ANDREW MCCROSKEY
1102 CLAY STREET
NASHVILLE, TN 37208

Property Address:

1102 CLAY STREET
NASHVILLE, TN 37208

Person Responsible for Taxes:

SAME

Parcel #: 81-7, 593

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 **$80,000.00** 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 **12th** day of **July, 2001.**

Notary Public

My Commission Expires: 9/11/04

RETURN TO:

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