PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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Davidson County DEEDWARR
Recvd: 09/04/01 13:52 2pgs
Fees:13.00 Taxes:536.50
20010904-0095366

W & I Ref: (st) Title No: 42832
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Mirella C. Mount<br>Chan Strong<br>811 Neartop Drive<br>Nashville, TN 37205 | Bank of America<br>2059 Northlake Parkway<br>Tucker, GA 30084 |

**TAX MAP-PARCEL NUMBERS: 103-10-087**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 145,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jane Anne Weaver, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mirella C. Mount and Chan Strong, as joint tenants with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Section 3, Brookside Courts, Addition No. 4 of record in Book 2083, Page 25 Register's Office for said County.

Said Lot No. 82 fronts 74 feet on the westerly margin of Neartop Drive and extends back 241.9 feet on the northerly line and 287.4 feet on the southerly line to a dead line in the rear, measuring 83.5 feet thereon.

Being the same property conveyed to Jane Anne Weaver, unmarried by deed from Louis C. Johnson, III and wife, Robin B. Johnson of record in Book 8983, Page 422, Register's Office for said County.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2083, Page 25, said Register's Office, which Plan shows a 30 foot minimum building setback line from Neartop Drive and a 10 foot easement for public utility purposes along the rear line(s)

Rick Roat, spouse of Jane Anne Weaver, joins in conveying any interest he might have in subject property.

**This is improved property, known as:** 811 Neartop Drive, Nashville, TN 37205

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 22nd day of August, 2001.

Jane Anne Weaver

**Jane Anne Weaver**

Richard Roat

**Rick Roat**

Dick Roat

**State of Tennessee**
**County of Davidson**

On this 22nd day of August, 2001, before me the undersigned authority, personally appeared **Jane Anne Weaver and Rick Roat**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

KRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

**State of Tennessee**
**County of Davidson**

My Commission Expires 7/26/2003

## AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 145,000.00

Richard Roat

Affiant

Sworn and subscribed before me on the 22nd day of August, 2001.

Sally C. Taylor

Notary Public

My Commission Expires: _____

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004