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

WARRANTY DEED

THIS INDENTURE is made and entered into this **27th** day of **August, 2001** between **ANDREI N. THACKER and ROBIN THACKER, husband and wife** , GRANTOR, and **KYNDRA S. JONES, an unmarried woman** , 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:

Being Lot No. 20, on the plan of Resubdivision of Lot 1, Forge Ridge, of record in Plat Book 9700, Page 295 and 296, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Andrei N. Thacker and wife, Robin Thacker by deed from Frank Batson Homes, Inc., of record in Book 10634, page 173, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE TO 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 9700, page 295 and 296; Declaration of Covenants, Conditions and Restrictions of record in Book 10284, page 937; By Laws of record in Book 10284, page 958; Easement of record in Book 1083, page 274 and in Book 1129, page 253; Artocles of Incorporation of record in Book 10477, page 204; Owner's Certificate of Correction of record in Book 10316, page 880; and any and all easements, right of ways, zoning regulations, setback lines, restrictions 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.

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.

ANDREI N. THACKER
Signature of Seller

ROBIN THACKER
Signature of Seller

Davidson County DEEDWARR
Recvd: 09/28/01 10:28 2pgs
Fees:13.00 Taxes:573.13

20010928-0105004

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **ANDREI N. THACKER and ROBIN THACKER, 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 **27th** day of **August, 2001.**

Notary Public

My Commission Expires: 9/28/02

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

Name and Address of Property Owner:

KYNDRA S. JONES
2217 FORGE RIDGE DRIVE
NASHVILLE, TN 37217

Property Address:

2217 FORGE RIDGE DRIVE
NASHVILLE, TN 37217

Person Responsible for Taxes:

FIRSTAR BANK, N.A.
4801 FREDERICA STREET
OWENSBORO, KY 42301

Parcel #: 135-6, #20

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 **$154,900.00** 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 ~~August~~ September, **2001.**

Notary Public

My Commission Expires SEPT. 28, 2002
My Commission Expires: _____

RETURN TO:

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