Davidson County DEEDWARR
Recvd: 10/05/01 09:20 2pgs
Fees:13.00 Taxes:142.45
20011005-0108418

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WARRANTY DEED

This Indenture made this **20th** day of **September, 2001** between **Lynn P. Talley, unmarried, and Audrey C. Talley, unmarried, joint tenants with right of survivorship,** , GRANTOR, and **Nannie D. Driver** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 347 on the Plan of J. M. T. J. and C. W. Hardings Addition as of record in Book 21, page 80, Register's office for Davidson County, Tennessee.

Said Lot No. 347 fronts 50 feet on the easterly side of 23rd Avenue North, formerly Leeland Street and runs back between parallel lines 157 feet to an alley.

Being the same property conveyed to Lynn P. Talley, unmarried and Audrey C. Talley, unmarried, joint tenants with right of survivorship of record in Book 11174, page 767, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 21, page 80, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Property known as 1724 23rd Ave North, Nashville, Tennessee 37218.

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(s), their heirs and assigns, forever; and we do covenant with said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out and we do further covenant and bind ourselves, our heirs and representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **20th** day of **September, 2001.**

Lynn P Talley
Lynn P. Talley

Audrey C Talley by Lynn P Talley as attorney in fact
Audrey C. Talley

County of Davidson

State of Tennessee

On the 20th day of September, 2001, before me personally appeared Lynn P. Talley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Audrey C. Talley, as his/her attorney in fact and acknowledged that Lynn P. Talley executed the same as the free act and deed of the said Audrey C. Talley. Said Power of Attorney being recorded in Book ___X___, page ___X___, Register's Office for said County and State.

*Instrument #20011005-0108417

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-02

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $38500

Affiant

Subscribed and sworn before me this 20th day of September, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-02

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Nannie D. Driver
~~1724 23rd Ave North~~ 4212 Kings Lane
Nashville, Tennessee 37218

Send Tax Bills to: New Owner

Map & Parcel Number:

Map 81-10 Parcel 276