This space for Register's Office:

Davidson County DEEDWARR
Recvd: 10/09/01 15:57 2pgs
Fees:13.00 Taxes:259.00

20011009-0110150

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
504 Autumn Springs Court #18
Franklin, TN 37067

ADDRESS NEW OWNER:
Colette B. Andre'
816 Ramsey Street
Nashville, TN 37206

SEND TAX BILLS
Owner

Tax ID No.: 82-12-219

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, We, **Willie Myers and Carolyn Myers,** hereinafter called the **Grantor**, does hereby convey unto **Colette B. Andre, a single person,** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in the 19th Ward of Nashville, Davidson County, Tennessee, being House No. 816 Silverdene Place, formerly called Donelson, Ramsey and Georgia Streets. Being Lot No. 17 on the Plan of Neill S. Brown's Addition to East Nashville, as of record in Book 57, Page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Willie and Carolyn Myers on October 15, 1999 by Quitclaim Deed of record in Book 11750, Page 676, Register's Office for said County.

This conveyance is subject to all matters appearing of record in Book 57, Page 50, said Register's Office.

This is improved property known as 816 Ramsey Street, Nashville, TN 37206.

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 seized 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 CONVENANTS 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.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seal this 7th day of September, 2001.

Willie Myers

Carolyn Myers

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Willie Myers and Carolyn Myers, known to me to be the persons whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 7th day of September, 2001.

Notary Public in and for the
State of Tennessee

My Commission Expires: 2-20-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Affiant

Sworn and subscribed before me on 9-7-, 2001.

Notary Public

My Commission Expires: 2-20-05