PREPARED BY:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **September, 2001** between **Orvis Leon Clark and Dorothy H Clark, husband and wife** , GRANTOR, and **David S Newman, an unmarried man, and Natalie N Corwin, an unmarried woman , As joint tenants with the right of survivorship,** 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:

See Attached Exhibit "A" for a complete legal description.

Davidson County DEEDWARR
Recvd: 10/12/01 10:11 3pgs
Fees:18.00 Taxes:358.90

20011012-0111409

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.

Orvis Leon Clark
Orvis Leon Clark
Signature of Seller

Dorothy H. Clark
Dorothy H Clark
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Orvis Leon Clark and Dorothy H Clark, 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 **28th** day of **September, 2001.**

Notary Public

My Commission Expires: 9/28/02

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

Name and Address of Property Owner:

David S Newman and Natalie N Corwin
1010 Virginia Avenue
Nashville, Tn 37216

Property Address:

1010 Virginia Avenue
Nashville, Tn 37216

Person Responsible for Taxes:

Century 21 Mortgage
3000 Leadenhall Road
Mount Laurel, N.J. 08054

Parcel #: 61-11, 151

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 **$97,000.00** 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 **28th** day of **September, 2001.**

Notary Public

My Commission Expires: 9/28/02

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

RETURN TO:

Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly part of Lot No. 27 on the Plan of Geo. Burrus' Subdivision of Lot No. 81 on the Maplewood Home Tract as of record in Book 421, Page 170, (per the previous deed, actually is page 178,) Register's Office for Davidson County, Tennessee.

Said easterly part of Lot No 27 fronts 50 feet on the southerly side of Virginia Avenue and runs back between parallel lines 224 1/2 feet on the east line and 250 feet on the west line to a dead line and shows 100 feet on said dead line.

Being the same property conveyed to Orvis Leon Clark and Dorothy H. Clark, husband and wife, by deed from Tri-County Builders, Inc. of record in Book 10245, page 472, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Book 421, page 178; Sanitary Sewer and/or storm drainage of record in Book 4040, page 361; any and all easements, right of ways, setback lines, restrictions, zoning regulations, restrictive covenants, 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, except as noted.