Davidson County DEEDWARR
Recvd: 10/15/01 11:42 2pgs
Fees:13.00 Taxes:358.90

20011015-0112003

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **September, 2001** between **PAUL L. WILSON and SANDRA D. WILSON, husband and wife** , GRANTOR, and **MARCUS M. PROSSER and SHERI A. PROSSER, husband and wife** , 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. 96 on the plan of Hickory Bend, Section 1, of record in Plat Book 3300, Page 38, 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 Paul L. Wilson and wife, Sandra D. Wilson by deed from Grady L. Shaver, IV and wife, N. Lynn Shaver, of record in Instrument No. 199912280307726, 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); all matters appearing of record in Book 3300, page 38; Restrictive Covenants of record in Book 3341, page 265 and amended in Book 3346, page 636; any and all easements, right of ways, setback lines, restrictions, zoning regulations, 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.

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.

Paul L. Wilson By Sharon Doss attorney in fact
PAUL L. WILSON
Signature of Seller

Sandra D. Wilson by Sharon Doss attorney in fact
SANDRA D. WILSON
Signature of Seller

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHARON DOSS,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **PAUL L. WILSON and wife, SANDRA D. WILSON,** and who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of said **PAUL L. WILSON AND WIFE, SANDRA D. WILSON.**

Witness my hand, at office, this 28TH day of September, 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:

MARCUS M. PROSSER AND SHERI A. PROSSER
3205 LAKELAND DRIVE
NASHVILLE, TN 37214

Property Address:

3205 LAKELAND DRIVE
NASHVILLE, TN 37214

Person Responsible for Taxes:
NATIONAL BANK OF COMMERCE
115 29TH AVENUE SOUTH
NASHVILLE, TN 37212

Parcel #: 96-11, 194

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: Aug. 8, 2004

LURA K. PERRY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

RETURN TO:

BALDWIN LAND TITLE, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076