Davidson County DEEDWARR
Recvd: 10/18/01 10:57 2pgs
Fees:13.00 Taxes:306.73

20011018-0113665

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40142**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 82,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 20th **DAY OF SEPTEMBER, 2001.**

Notary Public

MY COMMISSION EXPIRES: 5-24-04

PIERCE NOTARY PUBLIC AT LARGE DAVIDSON TN

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :
ROSAMOND E. NORTH
408 Valeria Court
Nashville, Tennessee 37210

SEND TAX BILLS TO:
AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244

MAP-PARCEL #
119-2-274
6DA 84673

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, ROY C. McCLANAHAN, UNMARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROSAMOND E. NORTH**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee, being Lot No. 5 on the plan of Valeria Place, (a subdivision of the reserve parcel of Sterling Heights, Section "5" as of record in Book 1835, page 37), as of record in Book 6250, page 741, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roy C. McClanahan, unmarried, by deed from Coy L. Seabolt, married, of record in Book 9398, page 111, Register's Office for Davidson County, Tennessee.

Unimproved ( )

This is improved (**X**) property, known as **408 Valeria Court, Nashville, Tennessee 37210**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND THIS 20 DAY OF SEPTEMBER, 2001.

Roy C McClanahan by Shirley M Pollock
Attorney In Fact

ROY C. McCLANAHAN

County of Davidson

State of Tennessee

On the 20th day of September, 2001, before me personally appeared Gladys M. Pollock, 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 Roy Cecil McClanahan, as his/her attorney in fact and acknowledged that Gladys M. Pollock executed the same as the free act and deed of the said Roy Cecil McClanahan. Said Power of Attorney being recorded in Book __**__, page __**__, Register's Office for said County and State.

**INSTRUMENT NUMBER 20011018-0113664

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-02

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