11-1-950

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **19th** day of **October, 2001** by and between **Timothy S. Green and wife, Susan D. Green, f/k/a Susan D. Schklar** , herein after referred to as GRANTOR, and **Karen L. Irby** , herein after referred to as GRANTEE.

WITNESSETH: 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 52-B of Doral Country Villa Condominium, Section 2, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 4860, page 122, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Susan D. Schklar and Timothy S. Green by deed from Wilson F. Anderson and spouse, Judith G. Anderson, dated September 30, 1997, and recorded in Book 10628, page 650, said Register's Office.

This is improved/unimproved property known as: 715 Albar Dr., Nashville, TN 37221

Davidson County DEEDWARR
Recvd: 11/02/01 16:36 2pgs
Fees:13.00 Taxes:329.30
20011102-0120112

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.

Timothy S. Green
Timothy S. Green
Signature of Seller

Susan D. Green
Susan D. Green
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Timothy S. Green and wife, Susan D. Green, f/k/a Susan D. Schklar** , 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 **19th** day of **October, 2001.**

Notary Public

My Commission Expires: May 23, 2005

Name and Address of Property Owner:
Karen L. Irby
715 Albar Dr., Nashville, TN 37221

Send Tax Statements to:
American Home Mortgage
P.O. Box 21421, Chattanooga, TN 37421

MAP AND PARCEL--142-090-A-045.00 CO

SUZANNE T. EGGERS NOTARY PUBLIC AT LARGE RUTHERFORD, TENNESSEE

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 **$89,000.00** 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 **19th** day of **October, 2001.**

Notary Public

My Commission Expires: May 23 2005

SUZANNE T. EGGERS NOTARY PUBLIC AT LARGE RUTHERFORD, TENNESSEE

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
21-1-930