**PREPARED BY:**
**Lender's Title & Escrow LLC**
**2000 Glen Echo Road, Suite 104**
**Nashville, Tennessee 37215**

Davidson County DEEDWARR
Recvd: 11/21/01 15:36 2pgs
Fees:13.00 Taxes:476.93
20011121-0128181

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this **19th** day of **November, 2001** by and between **Grover J. Hazlewood, Jr. and Francis J. Hazlewood** , herein after referred to as GRANTOR, and **Nancy R. Kemp and William R. Avery** , herein after referred to as 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:

**LAND in Davidson County, Tennessee, being Lot No. 25 of Blaock A in Inglewood Golf Club Subdivision, of record in Plat Book 843, page 65, said Register's Office . Said Lot No. 25 fronts 60 feet on the north side of Shelton Avenue and runs back between parallel lines along the west margin of Stratford Avenue, 200 feet to a dead line.**

**BEING the same property conveyed to Grover J. Hazelwood, Jr. and wife, Frances J. Hazelwood, by deed from Maggie B. Vaught, dated August 16, 1973, and recorded in Book 4738, page 590, said Register's Office.**
**This is improved/unimproved property known as: 1441 Shelton Avenue, Nashville, TN 37216**

**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.

Grover J. Hazlewood Jr
**Grover J. Hazlewood, Jr.**
Signature of Seller

Frances J. Hazlewood
**Francis J. Hazlewood**
Signature of Seller

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

Personally appeared before me, a Notary Public of said County and State, **Grover J. Hazlewood, Jr. and Francis J. Hazlewood**, 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 **November, 2001.**

Notary Public

D. TODD SHOLAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMM. EXP. 9-28-02

My Commission Expires: 9/28/02

Name and Address of Property Owner:
**Nancy R. Kemp and William R. Avery**
**1441 Shelton Avenue, Nashville, TN 37216**

Send Tax Statements to:
**same**
,

**Map & Parcel 72-4-28**

# 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 **$128,900.00** 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.

Carolee Coleman
Affiant

Sworn to and subscribed before me, a Notary Public, this **19th** day of **November, 2001.**

Melia L. Cotham
Notary Public

My Commission Expires: 9-24-05

MELIA L COTHAM NOTARY PUBLIC DAVIDSON COUNTY, TN

RETURN TO:

Lender's Title & Escrow LLC
2000 Glen Echo Road, Suite 104
Nashville, Tennessee 37215
21-2-348