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

Return to:
[illegible] TITLE & ESCROW, INC.
[illegible] 112
Goodlettsville, TN 37072

47

WARRANTY DEED

THIS INDENTURE is made and entered into this **12th** day of **November, 2001** between **CONNIE T. TAYLOR, an unmarried woman** , GRANTOR, and **SUZETTE R. UNDERWOOD** , 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 **ANTIOCH,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

BEING Lot No. 14-A, Zone Lot Division, Lots Nos. 14 & 19, Lakeshore Woods, Section 2, of record in Plat Book 5800, Page 316, 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 Connie T. Taylor, unmarried by deed from Sandra A. Chapman and Willie D. Chapman and Ida Mae Chapman, unmarried, of record in Book 10153, Page 872, Register's Office for said County.

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 in the Plat of record in Book 5800, page 316; Restrictive Covenants of record in Book 6176, page 362 and in Book 6230, page 385; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all 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.

Davidson County DEEDWARR
Recvd: 11/27/01 11:42 2pgs
Fees:13.00 Taxes:273.80

20011127-0129110

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.

Connie T. Taylor
CONNIE T. TAYLOR
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **CONNIE T. TAYLOR, an unmarried woman**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **12th** day of **November, 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:

SUZETTE R. UNDERWOOD
3205 OAKVIEW COURT
ANTIOCH, TN 37013

Property Address:

3205 OAKVIEW COURT
ANTIOCH, TN 37013

Person Responsible for Taxes:

AMERIVEST MORTGAGE CORP.
51 CENTURY BLVD. #111
NASHVILLE, TN 37214-3689

Parcel #: 150 -7 # 251

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 **$74,000.00** 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 **12th** day of **November, 2001.**

Notary Public

My Commission Expires: _____

BERTIE JO WHITAKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

RETURN TO:

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HERMITAGE, TN 37076