Realty Title
48A

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

# WARRANTY DEED

THIS INDENTURE, made this 24 day of JUNE, 2001 between **VICTOR T. FORTE, IV AND WIFE, ANDREA L. FORTE** of **DAVIDSON** County, Tennessee, First Parties, and Candace Michele Price and husband, Christopher Noble Price

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 30 ON THE PLAN OF CRESTMEADE, SECTION 1, OF RECORD IN BOOK 2331, PAGE 153, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO VICTOR T. FORTE, IV AND WIFE, ANDREA L. FORTE BY DEED FROM JOHN MICHAEL PEELER AND WIFE, MELISSA THRASHER PEELER, OF RECORD IN BOOK 11606, PAGE 107, REGISTER'S OFFICE FOR SAID COUNTY.

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2001 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

Victor T. Forte
VICTOR T. FORTE, IV

Andrea S. Forte
ANDREA L. FORTE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **VICTOR T. FORTE, IV**, 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 and official seal at office, this 24 day of JUNE, 2001.

Notary Public
Printed name: MICHAEL HAYS

My commission expires: 1/31/04

Davidson County DEEDWARR
Recvd: 11/30/01 15:00 2pgs
Fees:13.00 Taxes:799.20

20011130-0131816

(NOTARY SEAL)

MICHAEL F. HAYS Notary Public At Large DAVIDSON COUNTY, TENN My Commission Expires January 31, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **ANDREA L. FORTE**, 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 and official seal at office, this 24 day of JUNE, 2001.

Notary Public
Printed name: MICHAEL F. HAYS

My commission expires: 1/31/04
(NOTARY SEAL)

**(FOR RECORDING DATA ONLY)**

PROPERTY OWNER:
VICTOR THOMAS FORTE IV

RESPONSIBLE TAXPAYER:
VICTOR THOMAS FORTE IV

CLT#

MICHAEL F. HAYS Notary Public At Large DAVIDSON COUNTY, TENN My Commission Expires January 31, 2004

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $254,000.00. (AFFIANT)

Subscribed and sworn to before me, this 24 day of JUNE, 2001

Notary Public
Printed Name MICHAEL F. HAYS

My commission expires 1/31/01

| Address of New Owner | Send Tax Bills to | Tax Information |
|---|---|---|
| Christopher Noble Price<br>1028 Davidson Road<br>Nashville, TN 37205 | First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans<br>P.O. Box 146<br>Memphis, TN 38101 | 115-03-0105.00 |

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is ~~$224,000.00~~ $216,000.00.

Candace Michelle Price
Affiant

Subscribed and sworn to before me, this 27 day of November, 2001.

Robert J. Ames
Notary Public

ROBERT J. AMES NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My commission expires:

MY COMMISSION EXPIRES: JUNE 21, 2005