First Title & Escrow
File Box 98
18477

PREPARED BY:
BALDWIN LAND TITLE. PLLC
7117 CALDERWOOD DR
ANTIOCH, TN 37113

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **November, 2001** between **Mai-Lei Loveless Reese and husband, Brian Reese** , GRANTOR, and **Suzanne L. Boone** , 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. 3-A on the Plan of Zone Lot Division Lot 3 of the Revised Resubdivision of Lots 15 and 16, Noelton, as of record in Book 6200, Page 486, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mai-Lei Loveless, unmarried by deed from Ahmad Mahootchi and Ahad Mahootchi, both unmarried, in Book 10325, Page 339, dated 01/17/97 and recorded 01/21/97, Register's Office, Davidson County, Tennessee.

Mai-Lei Loveless acquired property as being unmarried. Since being married to Brian Reese, making her Mai-Lei Loveless Reese. He will join in this conveyance to convey to Buyer.

Subject to taxes for the year 2001 which have been prorated & assumed by Grantee(s)

This conveyance is subject to easements, restrictions, restrictive covenants, setback lines, right of ways, etc. of record in the Register's Office for Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

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.

Loveless
Mai-Lei Reese

Mai-Lei Loveless Reese
Signature of Seller

B Reese

Brian Reese
Signature of Seller

Davidson County DEEDWARR
Recvd: 12/04/01 12:01 2pgs
Fees:13.00 Taxes:555.00

20011204-0132865

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Mai-Lei Loveless Reese and husband, Brian Reese** , 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 **30th** day of **November, 2001.**

Charlotte A. Bethel
Notary Public

My Commission Expires: 3-27-04

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

Suzanne L. Boone
1107 A Clifton Lane
Nashville, TN 37204

Property Address:

1107 A Clifton Lane
Nashville, TN 37204

Person Responsible for Taxes:

AmSouth Bank
2050 Parkway Office Circle
Birmingham, Alabama 35244

Parcel #: Map 118-9
Parcel 261

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 **$150,000.00** 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.

Dana R Gusewe
Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **November, 2001.**

Charlotte A. Bethel
Notary Public

My Commission Expires: 3-27-04

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

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