21-107

Davidson County DEEDWARR
Recvd: 12/06/01 13:17 2pgs
Fees:13.00 Taxes:53.65

20011206-0134511

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 **11th** day of **October, 2001** by and between **Jessie Lee Fly** , herein after referred to as GRANTOR, and **Ronnie Osborne** , 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:

801 Lena Street

A certain tract or parcel of land in Davidson County, Tennessee, Being Lot No. 19 on the Plan of Lena Court as of record in Book 1835, page 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 37 feet on the westerly margin on Lena Street and extends back between parallel lines 128 feet with the northerly margin of Booker Street to dead end line in the rear.

Being the same property conveyed to Jessie Lee Fly by Deed from Annie Lamb of record in Book 6505, page 18, Register's Office for Davidson County, Tennessee

803 and 803A Lena Street

Being the northerly 22 feet of Lot No. 18 and the southerly 21 feet of Lot No. 17, on the Map of Lenacourt, as of record in Book 1835, page 8, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 43 feet on the westerly side of Lena Street and run back between parallel lines 128 feet to a dead line.

Land in Davidson County, Tennessee, Being part of Lot No. 18 Lena Court Re-subdivision of Parts Lot 1, 2 3,4, 5, 6,8 & 15 in Lapsley's Subdivision of Tract 17 of Boyd McNairy Tract, said part of Lot 18 fronts 20 feet on the westerly side of Lena Street and extends back between parallel lines 128 feet to a dead line in the rear.

Being the same property conveyed to Jessie Lee Fly by Divorce Decree of record in Book 6756, page 141, Register's Office for Davidson County, Tennessee. Jessie Lee Fly is Deceased. By Court Order of record in Instrument Number 20010921-0102325, Annie Fly executed this Deed on behalf of the Estate of Jessie Lee Fly.

This is improved/unimproved property known as: 801 & 803 & 803A Lena Strret, Nashville, TN 37208

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.

~~Jessie Lee Fly~~ Annie Jo Fly
Executor
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, ~~**Jessie Lee Fly**~~ Annie Jo Fly, executor, 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 **11th** day of **October, 2001.**

Notary Public

My Commission Expires: 5/23/05

SUZANNE T. EGGERS NOTARY PUBLIC AT LARGE RUTHERFORD, TENNESSEE

Name and Address of Property Owner:
Ronnie Osborne
803 Lena Strret, Nashville, TN

Send Tax Statements to:
REGIONS BANK
500 CORPORATE CENTRE DRIVE, FRANKLIN, TN 37067

MAP & PARCEL 092-060-428.00,427.00 & 426.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 **$14,500.00** 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 **11th** day of **October, 2001.**

Notary Public

My Commission Expires: 5/23/05

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
21-1028