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

Davidson County DEEDWARR
Recvd: 12/26/01 15:53 2pgs
Fees:13.00 Taxes:355.57

20011226-0141961

WARRANTY DEED

THIS INDENTURE is made and entered into this **18th** day of **December, 2001** by and between **Hayley M. Klein and Charles L. Davis** , herein after referred to as GRANTOR, and **CharlesL. Davis** , 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 the southerly one-half of Lot No. 277 on the plan of McGavock, Wetmore and Others' Second Addition to Nashville, called the Addition to the town of McGavock, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.
SAID part of Lot No. 277 fronts 50 feet on the westerly side of 14th Avenue, North, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Hayley M. Klein, unmarried and Charles Davis, unmarried, by deed from Gary W. Derrick and Veressa J. Derrick, dated July 5, 2000 and recorded in Instrument No. 200005170049599, said Register's Office.
This is improved/unimproved property known as: 1623 14th Ave. North, 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.

Hayley M. Klein

Hayley M. Klein
Signature of Seller

Charles L Davis

Charles L. Davis
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Hayley M. Klein and Charles L. Davis** , 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 **18th** day of **December, 2001.**

Melia L. Cotham
Notary Public

My Commission Expires: 9-24-05

MELIA L COTHAM NOTARY PUBLIC DAVIDSON COUNTY, TN

Name and Address of Property Owner:
CharlesL. Davis
1623 14th Ave. North, Nashville, TN 37208

Send Tax Statements to:
same
,

Map & Parcel 081-11-0 385.00

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 **$96,100.00** 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 **18th** day of **December, 2001.**

Melia L. Cotham
Notary Public

My Commission Expires: 9-24-05

RETURN TO:

Lender's Title & Escrow LLC
2000 Glen Echo Road, Suite 104
Nashville, Tennessee 37215
21-2-381

MELIA L COTHAM NOTARY PUBLIC DAVIDSON COUNTY, TN