Davidson County DEEDWARR
Recvd: 01/04/02 16:20 2pgs
Fees:13.00 Taxes:434.75

20020104-0001783

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **4th** day of **December, 2001** between **Alfredda D. Bledsoe, an unmarried woman** , GRANTOR, and **Regina A. Wade** , 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. 13 on the Plan of Oak Park Subdivision, Section One, as of record in Book 3600, Page 34, Register's Office for said County.

Said Lot No. 13 fronts 100 feet on the south side of Oak Valley Drive and extends back 142.63 feet on the east line and 142.12 feet on the west line to a dead line in the rear, measuring 100.04 feet thereon.

And being the same property conveyed to George W. Bledsoe, Jr. and wife, Alfredda D. Bledsoe by deed from Gussie Teague, Bridget Marie Teague, Carolyn Ramona Teague, Yvette Enid Teague and Rex Renard Teague in Book 6401, page 559 dated 9/29/84 and recorded 10/11/84, Register's Office, Davidson County, Tennessee.

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

Restrictive Covenants of record in Book 3821, page 343 and amended in Book 3865, page 403, Register's Office, Davidson County, Tennessee.

All matters, 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.

George W. Bledsoe, Jr. having since died.

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.

Alfredda D. Bledsoe

Alfredda D. Bledsoe
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Alfredda D. Bledsoe, 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 **4th** day of **December, 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:

Regina A. Wade
146 Oak Valley Dr.
Nashville, TN 37207

Property Address:

146 Oak Valley Dr.
Nashville, TN 37207

Person Responsible for Taxes:

Sebring Capital Corporation
4000 International Pkwy #3000
Carrollton, TX 75007

60-3

Parcel #: 124

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 **$117,500.00** 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 **4th** day of **December, 2001.**

Charlotte A. Bethel
Notary Public

My Commission Expires: 3-27-04

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

RETURN TO:

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