PREPARED BY:
BALDWIN LAND TITLE, PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this 19th day of **September, 2001** between **EUGENE C. TALLEY**, GRANTOR, and **JOE CLEGHORN**, GRANTEE

WITNESSETH: 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:

Being Lots Nos. 128 and 129 Scruggs Subdivision of Brooklyn Heights, as recorded in Book 332, page 140, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 128 and 129 front together 80 feet on the northerly side of Brooks Avenue and run back between parallel lines 140 feet to an alley.

Being the same property conveyed to Eugene C. Talley by deed from Tom E. Talley, of record in Book 4083, Page 925, Register's Office for Davidson County, Tennessee. The above legal description is identical to the one in the previous deed of record.

The above described property is unimproved.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by the Grantee; any and all easements, right of ways, setback lines, restrictions, zoning regulations, any and all matters appearing of record in Book 332, page 140, all of record in the REgister's office, DAvidson County, TN.

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.

Eugene C. Talley
EUGENE C. TALLEY
Signature of Seller

Davidson County DEEDWARR
Recvd: 01/09/02 12:33 4pgs
Fees:23.00 Taxes:29.60

20020109-0003444

MEMO
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G IN THIS DOCUMENT
TORY WHEN RECEIVED

INDIVIDUAL
STATE OF
COUNTY OF Jefferson

Personally appeared before me, a Notary Public of said County and State, **EUGENE C. TALLEY**, 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 **14th** day of **September, 2001.**

Notary Public

My Commission Expires: 5-6-2005

JOSIE VARGAS
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-06-2005

Name and Address of Property Owner:

JOE CLEGHORN
1816 SEMINARY STREET
NASHVILLE, TN 37207

Property Address:

1816 SEMINARY STREET
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

Parcel #: 71-5, #224

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 **$8,000.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **14th** day of **September, 2001.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires
September 28, 2002

RETURN TO:

BALDWIN LAND TITLE PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Gail Marshall, of Baldwin Land Title, PLLC;

Who after being by me first duly sworn upon his oath does depose and say that Baldwin Land Title, PLLC prepared the __Warranty Deed__, attached hereto as the original, and the document is the best available original for recording. The Grantor referenced in the document is Eugene C. Talley and the Grantee referenced in the document is Joe Cleghorn. The date of execution was September 19, 2001. The Notary Public that acknowledged the Grantor's signature was Josie Vargas, for the State of Texas. The property referenced in the Warranty Deed is attached as Exhibit "A". The purchase price referenced in the Warranty Deed for tax purposes is $8,000.

Gail Marshall

GAIL MARSHALL

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named GAIL MARSHALL, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2ND day of January, 2002.

My Commission expires: 9/28/02

Notary Public

TISHA C. [illegible]

My Commission [illegible]
September 28, 2002

EXHIBIT "A"

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