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

Davidson County DEEDWARR
Recvd: 01/23/02 14:44 2pgs
Fees:13.00 Taxes:129.50

20020123-0009342

WARRANTY DEED

THIS INDENTURE is made and entered into this **21st** day of **January, 2002** between **JESSE D. BETTY and SHIRLEY I. BETTY, husband and wife** , GRANTOR, and **LATONYA R. MARTIN** , GRANTEE.
unmarried

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:

Being the easterly part of Lot No. 21 on the Subdivision of the Home of Neil S. Brown's Addition to East Nashville, as of record in Plan Book 2, Page 100, Chancery Court of Nashville.

Said part of said Lot No. 21 begins at the northwest corner of Silverdene Place and North Ninth Street, running thence northwardly with the westerly margin of North Ninth Street 150 feet to an alley; thence westerly with said alley 50 feet; thence southwardly parallel with North Ninth Street 150 feet to Silverdene Place; thence eastwardly with the north margin of Silverdene Place 50 feet to the beginning.
Being the same property conveyed to Jesse D. Betty and wife, Shirley I. Betty by Quitclaim Deed from B.L.C. Investments, Inc. of record in Book 11652, Page 813, Register's Office for Davidson County, Tennessee.

Subject to prior lien as of record in Book 7116, Page 887, Register's Office for Davidson County, Tn. in the present principal balance of $12,929.11 payable as specified therein which the Buyer agrees to assume.
This is improved property know as 831 Ramsey Avenue, Nashville, f/k/a 831 Silverdene Place Nashville, Tn. 37206.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been assumed by the Grantee(s); any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. of record in the Register's Office, Davidson County, Tennessee.
The above legal description is identical to the one in the previous deed of record.

ALL INFORMATION WAS OBTAINED FROM THE ABOVE REFERENCED PARTIES. THE PREPARER OF THIS INSTRUMENT WAS NOT REQUESTED TO SEARCH THE TITLE ON THIS PROPERTY BY ANY PARTY. THE PREPARER IS NOT RESPONSIBLE OR LIABLE AS TO WHAT A TITLE EXAMINATION WOULD DISCLOSE TO ANY AND ALL PARTIES. THE PREPARER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR SAME SINCE A TITLE EXAMINATION WAS WAIVED.

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.

JESSE D. BETTY
Signature of Seller

SHIRLEY I. BETTY
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **JESSE D. BETTY and SHIRLEY I. BETTY, husband and wife** , 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 **21st** day of **January, 2002.**

Notary Public

My Commission Expires: 9/28/02

Name and Address of Property Owner:

LATONYA R. MARTIN
1023 East Trinity Lane
Nashville, TN 37216

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

Property Address:

831 RAMSEY AVENUE
NASHVILLE, TN 37206

Person Responsible for Taxes:

SAME

Parcel #: 82-12, #92

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 **$35,000.00** 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 **21st** day of **January, 2002.**

Notary Public

My Commission Expires: 9/28/02

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