Davidson County DEEDWARR
Recvd: 01/31/02 16:24 3pgs
Fees:18.00 Taxes:92.50
20020131-0013994

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

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,** unmarried, 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:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

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

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE TENNESSEE My Commission Expires September 28, 2002

Name and Address of Property Owner:

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

Property Address:

329 DOUGLAS AVENUE
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

Parcel #: 71-15-210

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 **$25,000.00** 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

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE TENNESSEE My Commission Expires September 28, 2002

RETURN TO:

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

EXHIBIT "A"

LOCATED in Nashville, County of Davidson, State of Tennessee, to wit: Being the easterly 55 feet, more or less, of lots 115, 116 and "B" on the Plan of Highland Land Company Subdivision of record in Plat Book.

Said parts of lots front 55 feet, more or less, on the northerly margin of Douglas Avenue, formerly Ligon Avenue, and run back between parallel lines 65 feet to the common line between lots 114 and 115, measuring 55 feet, more or less, thereon; the easterly boundary line of this parcel is bounded by the westerly margin of a 15 ft. alley.

BEING the same property conveyed to Jesse D. Betty and wife, Shirley I. Betty, by deed from B.L.C. Investments, Inc., a Tennessee corporation of record in Book 11636, page 502, Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

Subject to an easement for ingress and egress of record in Book 7437, page 292, Register's Office for Davidson County, Tennessee.

Subject to a prior lien in the current principal balance of $13,308.76 payable as specified therein which the Buyer agrees to assume.

This is improved property known as 329 Douglas Avenue, Nashville, TN 37207.

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.

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 FOR 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.