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

Davidson County DEEDWARR
Recvd: 02/22/02 09:16 2pgs
Fees:13.00 Taxes:440.30

20020222-0022873

WARRANTY DEED

THIS INDENTURE is made and entered into this **6th** day of **February, 2002** between **IDA BOSTIAN, an unmarried woman** , GRANTOR, and **DAVID L. SLESSINGER, a married man** , 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 Lot No. 168 on the Plan of Burchwood Gardens, Section II, a plat of which is of record in Plat book 2900, page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

Being the same property conveyed to Ida Bostian, a single woman, by deed from Tina L. Tisdale, a single woman, of record in Book 9841, Page 622, Register's Office for Davidson County, Tennessee, dated 10/27/95 and filed for record on 10/30/95.

THIS CONVEYANCE IS SUBJECT TO: taxes for the year 2002 which have been prorated and assumed by the Grantee(s) any and all matters appearing on the Plan of record in Plat Book 2900, Page 66; Restrictive Covenants of record in Book 3000, Page 528; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all 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.

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.

IDA BOSTIAN
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **IDA BOSTIAN, 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 **6th** day of **February, 2002.**

Notary Public

My Commission Expires: 9/28/02

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

Name and Address of Property Owner:

DAVID L. SLESSINGER
1937 UPLAND DRIVE
NASHVILLE, TN 37216

Property Address:

1937 UPLAND DRIVE
NASHVILLE, TN 37216

Person Responsible for Taxes:

CTX MORTGAGE COMPANY, LLC
801-94TH AVENUE NORTH
ST. PETERSBURG, FL 33702

Map 72-12
Parcel #: 264

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 **$119,000.00** 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 **6th** day of **February, 2002.**

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
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HERMITAGE, TN 37076