Davidson County DEEDWARR
Recvd: 04/18/02 10:55 2pgs
Fees:13.00 Taxes:303.40

20020418-0048160

PREPARED BY:
BALDWIN LAND TITLE. PLLC
161 BELLE FOREST CIRCLE, SUITE 209
NASHVILLE, TN 37221

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **April, 2002** between **Charles Caudell and wife, Stephanie Caudell,Marc Conlon, an unmarried man**, GRANTOR, and **Daniel W Love, an unmarried man** , 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. 229 ON THE PLAN OF BORDEAUX GARDENS, SECTION 1, AS OF RECORD IN BOOK 3300, PAGE 91, AND AS REVISED AND CORRECTED IN BOOK 3648, PAGE 217, AND IN BOOK 3671, PAGE 25, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.
BEING THE SAME PROPERTY CONVEYED TO RILEY GRAHAM BY QUITCLAIM DEED FROM JAMES D. BROWN AND OLIVIA G. BROWN IN BOOK 11682, PAGE 692 DATED 09/13/99 AND RECORD 09/30/99, SAID REGISTER'S OFFICE. BEING FURTHER CONVEYED TO RILEY GRAHAM BY QUITCLAIM DEED FROM TO CORRECT THE PREVIOUS CONVEYANCE OF RECORD IN BOOK 11733, PAGE 293, DATED 10/20/99 AND RECORDED 11/05/99, SAID REGISTER'S OFFICE.
FURTHER BEING THE SAME PROPERTY CONVEYED TO ASSOCIATES FINANCIAL SERVICES OF AMERICA, INC. BY SUBSTITUTE TRUSTEE'S DEED FROM CLIFFORD D. PIERCE, JR., IN INSTRUMENT NO. 20010221-0016061 DATED 02/09/01 AND RECORDED 02/21/01, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO MARC CONLON AND CHARLES CAUDELL, AS TENANTS IN COMMON WITH 1/2 INTEREST, BY SPECIAL WARRANTY DEED FROM ASSOCIATES FIRST CAPITAL CORPORATION F/K/A ASSOCIATES FINANCIAL SERVICES OF AMERICA, INC. IN INSTRUMENT NO. 20011030-0118338 DATED 10/26/01 AND RECORDED 10/30/01, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

Plat of record in Book 3300, Page 91 and revised and corrected in Book 3648, Page 217 & in Book 3671, Page 25, Register's Office, Davidson County, Tennessee.
Restrictive Covenants of record in Book 3465, Page 403 and in Book 3505, Page 589, 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, Davidson County, Tennessee.
Stephanie Caudell, spouse of Charles Caudell joins in this conveyance and convey all and any interests, marital or otherwise, that she may have in the above reference property now or hereafter.
Subject to taxes for the year 2002 which have been prorated & assumed by Grantee(s)
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.

Charles Caudell
Signature of Seller

Stephanie Caudell
Signature of Seller

Marc Conlon
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Charles Caudell and wife, Stephanie Caudell and Marc Conlon, an unmarried man** , 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 **15th** day of **April, 2002.**

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:

Daniel W Love
1496 Dolan Rd
Nashville, TN 37218

Property Address:

1496 Dolan Rd
Nashville, TN 37218

Person Responsible for Taxes:

same

Parcel #: 80-8
068.00

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 **$82,000.00** 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 **15th** day of **April, 2002.**

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
161 BELLE FOREST CIRCLE, SUITE 209
NASHVILLE, TN 37221