22-1-248

E.LO

Davidson County DEEDWARR
Recvd: 05/08/02 10:06 3pgs
Fees:18.00 Taxes:477.30
20020508-0056647

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **16th** day of **April, 2002** by and between **Christopher P. Negvesky** , herein after referred to as GRANTOR, and **Sarah Jean Hunt** , herein after referred to as 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER110 OF BELLE POINT, PHASE 3, A PLANNED UNIT DEVELOPEMENT OF RECORD IN BOOK 6250, PAGE 872 SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE. page 872

BEING THE SAME PROPERTY CONVEYED UNTO CHRISTOPHER R. NEGVESKY BY WARRANTY DEED FROM WILMA JEAN PORTER RAITH AND HUSBAND, MARK FREDERICK RAITH OF RECORD IN BOOK 11691, PAGE 197, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved/unimproved property known as: 721 Barlin Court, Nashville, TN 37221

A/K/A Christopher P. Negvesky

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.

Christopher P. Negvesky
Signature of Seller

Nicole Negvesky
by Christopher Negvesky POA

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Davidson)

On this **16th** day of **April, 2002** before me personally appeared Christopher P. Negvesky , to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Nicole Negvesky , and acknowledged that he/she executed the same as the free act and deed of said Nicole Negvesky .

Witness my hand, at office, this **16th** day of **April, 2002.**

Melia L. Cotham
Notary Public

My Commission Expires: 9-24-05

MELIA L. COTHAM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
Sarah Jean Hunt
721 Barlin Court, Nashville, TN 37221

Send Tax Statements to:
same
,

Map & Parcel

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 **$129,000.00** 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 **16th** day of **April, 2002.**

Melia L. Cotham
Notary Public

My Commission Expires: 9-24-05

MELIA L. COTHAM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
22-1-248

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Christopher K. Negvesky**, 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 **16th** day of **April, 2002.**

Melia L. Cotham
Notary Public

My Commission Expires: 9-24-05

Name and Address of Property Owner:
Sarah Jean Hunt
721 Barlin Court, Nashville, TN 37221

Send Tax Statements to:
Same
,

Map & Parcel
142-100-13-110.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

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 **$129,000.00** 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.

Kelly Newman
Affiant

Sworn to and subscribed before me, a Notary Public, this **16th** day of **April, 2002.**

Melia L. Cotham
Notary Public

My Commission Expires: 9-24-05

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
22-1-248