Davidson County DEEDWARR
Recvd: 07/08/02 10:55 2pgs
Fees:13.00 Taxes:296.00

20020708-0081711

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 **6th** day of **June, 2002** between **Nicky Weiss and wife, Cynthia Roach Weiss** , GRANTOR, and **Clara Lawson, a single woman** , 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:

Tract 1:
Being the southerly 50 feet of the easterly half of Lot No. 54 on the Map of West Nashville Annex, as of record in Book 332, Page 11, Register's Office for said County.
Said part of Lot No. 54 fronts 50 feet on the westerly side of Annex Avenue and runs back between parallel lines from the center of said Avenue, 200 feet, more of less, to the center of an alley.
Tract 2:
Beginning at the northeasterly corner of Lot No. 56, known as 609 Annex Ave. on the westerly side of Annex Ave. and thence along the said westerly side of Annex Ave. for 17 feet; thence west for 36 feet. Said portion of Lot No. 56 is on the plan of West Nashville Annex, as of record in Book 332, Page 11, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Nicky Weiss by Installment Deed from Harold C. Duke dated 03/5/90 and recorded 03/5/90 in Book 8057, Page 673, Register's Office for Davidson County, Tennessee.
Further being the same property conveyd to Nicky Weiss and wife, Cynthia Roach Weiss by Quifclaim deed from Nicky Weiss dated 02/28/02 and recorded 03/22/02 in Instrument No. 20020306-0027489, Register's Office for Davidson County, Tennessee. Re-recorded in Instrument No. 20020322-0035280 dated 02/28/02 said Register's Office.

All matters of record in Plat Book 332, Page 11, 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.

Subject to taxes for the year 2001 which have been prorated & assumed by Grantee(s)

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.

Nicky Weiss
Nicky Weiss
Signature of Seller

Cynthia Roach Weiss
Cynthia Roach Weiss
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Nicky Weiss and wife, Cynthia Roach Weiss** , 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 **6th** day of **June, 2002.**

Beth Elsberry
Notary Public

My Commission Expires: 11/26/05

BETH ELSBERRY NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Name and Address of Property Owner:

Clara Lawson
611 Annex Ave.
Nashville, TN 37209

Property Address:

611 Annex Ave.
Nashville, TN 37209

Person Responsible for Taxes:

same

Parcel #: 90-8/30

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 **$80,000.00** 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.

Charlotte A. Bethel
Affiant

Sworn to and subscribed before me, a Notary Public, this **6th** day of **June, 2002.**

Beth Elsberry
Notary Public

My Commission Expires: 11/26/05

BETH ELSBERRY NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

RETURN TO:

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