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

Davidson County DEEDWARR
Recvd: 07/08/02 11:03 2pgs
Fees:13.00 Taxes:314.50

20020708-0081715

WARRANTY DEED

THIS INDENTURE is made and entered into this **6th** day of **June, 2002** between **Robert H Gregory, a married man** , GRANTOR, and **Jeremy Duke, an unmarried man, and Tamyron McGirt, an unmarried man , joint tenants with full rights of survivorship**, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 and the westerly 7.4 feet of Lot No. 2 on the plan of R. T. Creighton's Subdivision of Lots Nos. 42 and 43, Brownsville, of record in Book 332, Page 18, Register's Office for said County.

SAID Lot No. 3 and part of Lot No. 2 front together 64.8 feet on the southerly margin of Creighton Street and extend back 158.0 feet, more or less, on the easterly line and 167.14 feet on the westerly line to an alley in the rear, measuring 64.0 feet thereon.

BEING the same property conveyed to Robert H. Gregory by deed from Wayne Austin and wife, Sheryl Austin in Book 5971, Page 913 dated 12/01/82 and recorded 12/01/82, Register's Office, Davidson County, Tennessee.

The above described property is not and has never been the primary residence of the Grantor.

All matters of record in Plat Book 332, Page 18, 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 for Davidson County, Tennessee.

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.

Robert H. Gregory

Robert H Gregory
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Robert H Gregory, a married man** , 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 **June, 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:

Jeremy Duke and Tamyron McGirt
100 Creighton Ave.
Nashville, TN 37206

Property Address:

100 Creighton Ave.
Nashville, TN 37206

Person Responsible for Taxes:

same

Parcel #: 83-3/23

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 **$85,000.00** 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 **June, 2002.**

Charlotte A. Bethel
Notary Public

My Commission Expires: 3-27-04

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

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