BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
~~3310 WEST END AVE.~~
NASHVILLE, TN 37203

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **20th** day of **September, 2002** between **Damon Fierro, a married man** , GRANTOR, and **TIMOTHY CORBIN, a married man, and MAGGIE B. CORBIN, a married 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:

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

LAND in Davidson County, Tennessee, being the Westerly 1/2 of Lot No. 12 on the Map of Sunset Park Subdivision, of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 12 fronts 50 feet on the Northerly side of West Linden, formerly Sunset Avenue, and runs back between lines 163.5 feet more or less, on the Easterly line and 163.7 feet on the Westerly line to a dead line, measuring 50 feet, more or less, thereon.

Being the same property conveyed to Damon Fierro, by Warranty Deed from Russell Eugene Miller, Jr. and wife, Susan A. Howell Miller, dated January 28, 1997, and filed of record on January 29, 1997, in Record Book 10332, page 358, Register's Office for Davidson County, Tennessee.

***THIS PROPERTY IS NOT NOW AND HAS NEVER BEEN THE RESIDENCE OF THE GRANTOR; IT IS NOT A MARITAL RESIDENCE.**

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002, which have been prorated and assumed by the Grantee(s); any and all matters in Plan of Record in Plat Book 332, page 132; 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.

Damon Fierro
Signature of Seller

Davidson County DEEDWARR
Recvd: 09/30/02 14:20 2pgs
Fees:13.00 Taxes:1280.20

20020930-0118578

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Damon Fierro, 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 **20th** day of **September, 2002.**

Notary Public

My Commission Expires: 2/13/2003

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

TIMOTHY CORBIN and MAGGIE B. CORBIN
2712 West Linden Avenue
Nashville, TN 37212

Property Address:

2712 West Linden Avenue
Nashville, TN 37212

Person Responsible for Taxes:

SUNTRUST BANK
PO BOX 305110 / 7TH FLOOR
NASHVILLE, TN 37230-5110

Parcel #: 104-15-0 138.00

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 **$346,000.00** 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 **20th** day of **September, 2002.**

Notary Public

My Commission Expires: 2/13/2003

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

BANKERS TITLE AND ESCROW CORP.
3310 WEST END AVENUE, SUITE 410
NASHVILLE, TN 37203