22-1750

E.LO

Davidson County DEEDWARR
Recvd: 10/04/02 10:35 2pgs
Fees:13.00 Taxes:654.16

20021004-0121255

**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 **25th** day of **September, 2002** by and between **James H. Allison Jr.** , herein after referred to as GRANTOR, and **Kaye R. Kerr, a married woman** , herein after referred to as 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 unit No. 2, on the Plan of Peabody Square Condominiums, as of record in Plat Book 6250, page 177, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to James. H. Allison, Jr. by Deed from J. Melville Armstrong and wife, Kay W. Armstrong, of record in Book 7600, page 364, said Register's Office**

**This is improved/unimproved property known as: 1603 Horton Avenue, Nashville, TN 37212**

**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.

James H. Allison Jr.

**James H. Allison Jr**
Signature of Seller

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

Personally appeared before me, a Notary Public of said County and State, **James H. Allison Jr.** , 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 **25th** day of **September, 2002.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
**Kaye R. Kerr**
**1603 Horton Avenue, Nashville, TN 37212**

Send Tax Statements to:
**Countrywide Home Loans, Inc**
**2021 N. Gallatin Road, Suite 292, Madison, TN 37115**

**map and parcel--104-08-0C-2.00**

# 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 **$176,800.00** 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 **25th** day of **September, 2002.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
22-1-750