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

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this **9th** day of **December, 2002** between **Jon E. Stark** , GRANTOR, and **Nicole Patterson** , 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 the north 46.6 feet on Lots Nos 7, 8 and 9 on the Map of the Subdivision of the West Part of Lot No 2 of the Harding Lytle Tract, as of record in Book 974, Page 52, Register's Office for Resubdivision plan of the resubdivision of said lots.**

**Said parts of said lots or said Lot "A" front 46.6 feet on the east side of 24th Avenue North and runs back between parallel lines,a long the south margin of Alameda Street, 150 feet to a dead line.**

**Being the same property conveyed to John Stark, unmarried by Deed from Leland D. Watts of record in Instrument # 20010718-0076191 recorded 7/18/01, Davidson County, Tennessee.**
**This conveyance is subject to; 2002 which have been prorated and assumed by Grantees; 2) All matters appearing on the Plan of record in Book 974, Page 52, said Register's Office, and 3) Sanitary Sewer Easement of record in Book 3839, Page 357 said Regsiter's Office.**

**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.

Jon E. Stark by Tn Dan Atty in Fact
**Jon E. Stark**
Signature of Seller

Davidson County DEEDWARR
Recvd: 12/12/02 13:37 2pgs
Fees:13.00 Taxes:244.20

20021212-0153562

**POWER OF ATTORNEY**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MACON DEW whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to e the person who executed the foregoing instrument on behalf of Jon E. Stark, and who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of said Jon E. Stark, as by a Power of Attorney recorded simultaneously herewith.

Witness my hand, at office, this 9 th day of December, 2002.

Notary Public

My Commission Expires: 2/13/03

Name and Address of Property Owner:

Nicole Patterson
1016 24th Avenue North
Nashville TN 37208

Property Address:

1016 24th Avenue North
Nashville TN 37208

Person Responsible for Taxes:

**same**

**Parcel #: Map 92-3-117**

## 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 **$66,000.00** 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 6 day of November 2002.

Notary Public

My Commission Expires: 2/13/03

**RETURN TO:**

**BALDWIN LAND TITLE, PLLC**
**228 Jackson Meadows Drive**
**Hermitage, TN 37076**