32-1-152

Davidson County DEEDWARR
Recvd: 01/10/03 10:49 2pgs
Fees:13.00 Taxes:360.91
20030110-0004541

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **3rd** day of **January, 2003** by and between **Jerry A. Willeby and wife, Delores A. Willeby** , herein after referred to as GRANTOR, and **Michael A Telford, a married man** , 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:

Situated in Davidson County, Tennessee, Being Lot No. 106 on the Plan of Morrow Meadows, Section 2, as of record in book 2331, page 16, Register's Office for Davidson County, Tennessee. Said Lot No. 106 fronts 68.4 feet on the southerly side of Delray Court, and extends back 140 feet on the westerly line and 98 feet on the easterly line, to a dead line in the rear, measuring 89.3 feet thereon.

Being the same property conveyed to Jerry A. Willeby and wife, Delores A. Willeby by Warranty Deed from Heir-At-Law of James Rollins Hickman, being Rolisa Davis and Virginia H. Davis, of record in Instrument 19991210-0301885, executed on December 8, 1999, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 1001 Delray Court, Nashville, TN 37209

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.

Jerry A. Willeby
Signature of Seller

Delores A. Willeby
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Jerry A. Willeby and wife, Delores A. Willeby** , 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 **3rd** day of **January, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
Michael A Telford
1001 Delray Court, Nashville, TN 37209

Send Tax Statements to:
SAME

_____, _____

map and parcel--091-10-0-330.00

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 **$97,542.00** 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 **3rd** day of **January, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
22-1-152