23-1-035

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

Davidson County DEEDWARR
Recvd: 02/05/03 11:17 2pgs
Fees:13.00 Taxes:562.40
20030205-0015906

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **January, 2003** by and between **Rosana Padgett and husband, Charles M. Padgett Susan Davis and husband, Jerry Davis**, herein after referred to as GRANTOR, and **Jennifer Nelson** , 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:

Being Lot No. 48 on the plan of Caldwell Hall, Section I, as revised, as of record in Book 2900, pages 57, 58, and 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 78 feet on the southeasterly margin of Shadescrest Drive and runs back between lines 193 feet on the northeasterly line and 161.5 feet on the southwesterly line to a dead line in the rear on which it measures 91 feet.

Being the same property conveyed to Rosana Padgett and Susan Davis by Quitclaim deed from Joseph C. Padgett and wife, Nora E. Padgett dated October 26, 2000, of record in Instrument 200205030054838, Register's office for Davidson County, Tennessee.
Previously being the same property conveyed to Joseph C. Padgett and wife, Nora F. Padgett by deed from the Federal Housing Commisioner dated April 7, 1965 of record in Book 3887, page 269 for Register's office of Davidson County, Tennessee.

This is improved/unimproved property known as: 4820 Shade Crest Drive, Nashville, TN 37211

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.

Rosana Padgett
Rosana Padgett
Signature of Seller

Charles M. Padgett
Charles M. Padgett
Signature of Seller

Susan G. Davis
Susan Davis
Signature of Seller

Jerry N. Davis by Susan Davis A.I.F.
Jerry Davis
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Rosana Padgett and husband, Charles M. Padgett and Susan Davis and husband, Jerry Davis** , 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 **31st** 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:
Jennifer Nelson
4820 Shade Crest Drive, Nashville, TN 37211

Send Tax Statements to:

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map and parcel--147-06-0 064.00

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 **$152,000.00** 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 **31st** 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
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