23-1-007

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

Davidson County DEEDWARR
Recvd: 02/05/03 11:24 2pgs
Fees:13.00 Taxes:390.35
20030205-0015910

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **January, 2003** by and between **Melissa L. Sowell Puri, a married woman** , herein after referred to as GRANTOR, and **Janet E Siggers, unmarried** , 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 Lot No. 56A on the Plan of Zone Lot Division, Lots 56, 57, & 69, Dreamland Estates Southeast, Section 2, of record in Plat Book 6250, Page 802, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This Conveyance is made subject to:
Plan of record in Book 6250, page 802, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Being the same property conveyed to Melissa L. Sowell, unmarried, by Warranty Deed from Jerry Lee Harrison and wife, Catherine S. Harrison, of record in Book 11185, Page 89, executed on October 30, 1998, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 909 Ilawood 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.

Melissa L. Sowell Puri
Signature of Seller

Christopher Connell Puri

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Melissa L. Sowell Puri, a married woman** , 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 **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:
Janet E Siggers
909 Ilawood Drive, Nashville, TN 37211

Send Tax Statements to:
Columbia National, Inc
7142 Columbia Gateway Drive, Columbia, MD 21046

Map & Parcel 162-13-0-190.00

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 **$105,500.00** 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
Franklin, TN 37067
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