THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Terrell Starks
1456 County Hosp Rd
Nash. TN 37218

MAP PARCEL NUMBERS
41-15-79

WARRANTY DEED

THIS INDENTURE, made and entered into this **14th** day of **March, 2003**, by and between **JAMES M. HAMMONDS JR.**, party of the first part, and **TERRELL STARKS**, party of the second part,

WITNESSETH: That for and in consideration of **$12,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 17 of Bellshire Terrace, Section 1, Phase 2, of record in Book 6250, page 179 and 180, 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 M. Hammonds, Jr., single by deed from Milton Williams, single of record in Book 10880, page 439, dated 4-8-98, recorded 4-9-98, said Register's Office.

This conveyance is subject to Taxes for the year 2003 which have been prorated and assumed by the Grantee; any and all matters of record on the Plat in Book 6250, page 179; Deed of Conveyance of record in Book 6932, page 81; and any and all easements, right of ways, zoning regulations, building restrictions, setback lines, etc. all of record in the Register's Office for Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

JAMES M. HAMMONDS JR.

Davidson County DEEDWARR
Recvd: 03/24/03 10:44 2pgs
Fees:13.00 Taxes:44.40
20030324-0038368

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **JAMES M. HAMMONDS JR.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 14 day of March, 2003.

My commission expires 7-30-05

Alan D. Roberts
Notary Public

ALAN D. ROBERTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$12,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

J Ogunison
Affiant

Subscribed and sworn to before me this 14 day of March, 2003.

Alan D. Roberts

PROPERTY ADDRESS:
1328 Bellshire Terrace Dr.
Nashville, TN 37207

NEW OWNER:
TERRELL STARKS

