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

Davidson County DEEDWARR
Recvd: 06/26/03 11:13 2pgs
Fees:13.00 Taxes:373.70

20030626-0088302

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this **23rd** day of **June, 2003** by and between **Linda Mitchell Meyers, unmarried** , herein after referred to as GRANTOR, and **Parrish C Denton** , 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. 7 of the Virginia Manor Subdivision, as of record in Book 1835, page 22, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 7 fronts 75 feet on the northwesterly margin of Avalon Drive and runs back between lines 158.19 feet on the easterly line and 159.56 feet on the westerly line to a dead line, upon which it measures 75.01 feet.**

**Being the same property conveyed to Linda Mitchell Meyers and Dorothy B. Mitchell as joint tenants with the right of survivorship by Quitclaim deed from Linda Mitchell Meyers, dated February 28, 1996 and recorded in Book 9964, page 109, Register's Office for Davidson County, Tennessee.** The said Dorothy B. Mitchell having since died.

**This is improved/unimproved property known as: 1937 Avalon Drive, Nashville, TN 37216**

**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.

Linda Mitchell Meyers

**Linda Mitchell Meyers**
Signature of Seller

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

Personally appeared before me, a Notary Public of said County and State, **Linda Mitchell Meyers, unmarried**, 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 **23rd** day of **June, 2003.**

Carrie E. Hughes
Notary Public

My Commission Expires: 8/22/05

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

Name and Address of Property Owner:
**Parrish C Denton**
**1937 Avalon Drive, Nashville, TN 37216**

Send Tax Statements to:
**Columbia National, Inc**
**P.O. Box 3050, Columbia, MD**

**map and parcel--073.01-0-160.00**

# AFFIDAVIT OF VALUE

**STATE OF TENNESSEE**
**COUNTY OF ~~Williamson~~** 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 **$101,000.00** 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 **23rd** day of **June, 2003.**

D. Annette Maples
Notary Public

My Commission Expires: 11-25-06

~~RETURN TO~~ XXX

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
23-1-684

REGISTRAR, RETURN TO:
AmTITLE & ESCROW, LLC
515 Rivergate Parkway, S. 111
Goodlettsville, TN 37072