23-1-861

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

Davidson County DEEDWARR
Recvd: 09/08/03 13:29 3pgs
Fees:18.00 Taxes:355.20
20030908-0130835

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th** day of **August, 2003** by and between **Thomas F. Guss and wife, Joyanna S. Guss Amy L. Warren and husband, Thomas H. Warren**, herein after referred to as GRANTOR, and **Jerry Navarro** , 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 number 201 on the Plan of Maplecrest Subdivision, which is of record in Book 1835, page 27 and 28, Register's Office for Davidson County, Tennessee, which lot with others having been resubdivided as shown by survey of Hal R. Swann, Jr., Surveyor, on July 9, 1951, which re-survey has been approved by the Davidson County Planning Commission but has not yet been placed of record.

Said Lot Number 201 fronts 69 feet on the southerly side of Modena Drive and runs back between lines 185 feet on the westerly side and 184.4 feet on the easterly side to a dead line measuring 74 feet thereon.

And further, being the property shown as Lot Number 201-A on the Plan of a Part of Maplecrest, being a resubdivision of Lots 197,198,199,200,201,and 202 as shown on the Plan of Maplecrest of record in Book 1835, pages 27 and 28, which Part appears of record in Book 2022, page 247, Register's Office for Davidson County, Tennessee.

This Conveyance of said property is made subject to the following: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of record in Book 1835, pages 27 and 28, as resubdivided in Book 2022, page 247, said Register's Office and all matters within.

Being the same property conveyed unto Thomas F. Guss and Amy L. Guss, husband and wife, by Warranty Deed from Miriam Mitchell Harper, a widow, dated May 31, 1995, of record in Book 9686, page 553, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 2323 Modena Drive, Nashville,TN 37214

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.

Thomas F. Guss
Signature of Seller

Joyanna S. Guss
Signature of Seller

Amy L. Warren
Signature of Seller

Thomas H. Warren
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Thomas F. Guss**, the within named bargainor, 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 and official seal at office in **Davidson** County, this **29th** day of **August, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Joyanna S. Guss**, the within named bargainor, 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 and official seal at office in **Davidson** County, this **29th** day of **August, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Amy L. Warren**, the within named bargainor, 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 and official seal at office in **Davidson** County, this **29th** day of **August, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Thomas H. Warren**, the within named bargainor, 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 and official seal at office in **Davidson** County, this **29th** day of **August, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
Jerry Navarro
2323 Modena Drive, Nashville, TN 37214

Send Tax Statements to:
SAME
,

Map and Parcel: 084-11-0-0186.00

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 **$96,000.00** 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 **29th** day of **August, 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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