**This Instrument Was Prepared By:**
**CONSUMER TRUST TITLE & ESCROW, LLC**
**219 WARD CIRCLE, SUITE 3**
**BRENTWOOD, TENN. 37027**

STATE OF TENNESSEE )

COUNTY OF DAVIDSON ) File Box 8

VALUATION AFFIDAVIT

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 **176,000.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

**Affiant**

Subscribed and sworn to before me this the **26TH day of SEPT, 2003**

Notary Public

NOTARY PUBLIC
Commission Expiration:

SHANNON C. SYLVESTER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

**My Commission Expires OCT. 1, 2006**

Davidson County DEEDWARR
Recvd: 10/01/03 13:16 2pgs
Fees:13.00 Taxes:651.20
20031001-0144948

# WARRANTY DEED

| RETURN ORIGINAL TO: | PLEASE SEND TAX BILL TO: | ADDRESS OF NEW OWNER: |
|---|---|---|
| WILKINS & IVEY<br>Parklane Bldg. Ste 109<br>5200 Maryland Way<br>Brentwood, Tn 37027 | Union Planters Mortgage<br>215 Forrest Street<br>Hattiesburg, Mississippi<br>39401 | 2541 DEVON VALLEY DR<br>NASHVILLE, TN 37221 |
| | | PROPERTY ADDRESS:<br>2541 DEVON VALLEY DR<br>NASHVILLE, TN 37221 |
| | | |

**MAP PARCEL NUMBER**
**142-16-D-17CO**

**FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, JOHN D. PAGLIA AND WENDY S. LEEGE AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (Collectively "Grantor") has bargained and sold, and does hereby bargain, sell and convey unto SANDRA E. WILLIAMSON ("Grantee") the following described real estate located in DAVIDSON County, Tennessee, more particularly described as follows:**

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 46 ON THE PLAN OF DEVON VALLEY PHASE ONE, OF RECORD IN BOOK 7900, PAGE 458, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.**

**THIS BEING THE SAME PROPERTY CONVEYED TO JOHN D. PAGLIA AND WENDY S. LEEGE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP BY WARRANTY DEED OF TODD ONEY RECORDED IN INSTRUMENT NO. 20030421-0051989, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**This conveyance is subject to: taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 458, said Register's Office, which Plan shows a 15 foot minimum setback line from Devon Valley Drive together with a designated building site. The Declaration of Covenants, Conditions and Restrictions of record in book 7517, Page 283, Book 7517, Page 367, Book 8120, Page 402, Book 8120, Page 485, Book 8180, Page 222, Book 8180, Page 230, Book 8180, Page 232, Book 8712, Page 618, Book 8712, Page 620, Book 8796, Page 410, Book 8796, Page 416, Book 9150, Page 182, Book 10692, Page 750, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.**

**This property is known as 2541 DEVON VALLEY DRIVE, NASHVILLE, TN 37221**

**This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.**

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 26TH DAY OF SEPT. 2003

John D. Paglia by Gania Clayton, attorney in fact

**JOHN D. PAGLIA BY GANIA CLAYTON AS HIS ATTY IN FACT**
**(GRANTOR)**

Wendy S. Leege by Gania Clayton attorney in fact

**WENDY S. LEEGE BY GANIA CLAYTON AS HER ATTY IN FACT**
**(GRANTOR)**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gania Clayton, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact for John D. Paglia and is authorized by John D. Paglia to execute this instrument on his behalf.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 26th day of September, 2003.

NOTARY PUBLIC

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gania Clayton, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact for Wendy S. Leege and is authorized by Wendy S. Leege to execute this instrument on her behalf.

My Commission Expires FEB. 27, 2005

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 26th day of September, 2003.

NOTARY PUBLIC

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 27, 2005

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