This instrument prepared by:
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100 Bluegrass Commons
Hendersonville, Tennessee 37075
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Davidson County DEEDWARR
Recvd: 07/14/05 08:26 3 pg:
Fees:18.00 Taxes:397.75
20050714-0081464

File No.: **2105-869975**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-seventh day of June, 2005**, by and between **Janet A. Catoe, married**, parties of the first part, and **Belinda F. Campbell, an unmarried woman**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), 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 had 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 the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

BEING LOT NO. 8 ON THE MAP OF ESSEX PLACE, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY BLANCHARD AND PARRISH, SURVEYORS, SEPTEMBER 10, 1937, AS FOLLOWS, TO WIT:

BEGINNING ON THE EASTERLY MARGIN OF MONTGOMERY STREET, AT THE INTERSECTION OF THE EASTERLY MARGIN OF SAID MONTGOMERY STREET AND THE NORTHERLY MARGIN OF JEWELL STREET; THENCE WITH THE EASTERLY MARGIN OF SAID MONTGOMERY STREET, NORTHWARDLY 54.25 FEET TO THE CORNER OF LOT NOS. 7 AND 8; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, EASTWARDLY 150 FEET TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, SOUTHWARDLY 53.75 FEET TO THE NORTHERLY MARGIN OF SAID JEWELL STREET (ALSO KNOWN AS LEROY STREET), WESTWARDLY 150 FEET TO THE BEGINNING.

Being the same property conveyed to Janet A. Vanbuhler, unmarried, by Warranty Deed recorded at Instrument No. 20010212-0013429, said Register's Office. Said Janet A. VanBuhler having since married and is now known as Janet A. Catoe. Thomas Lee Catoe, spouse of Janet A. Catoe, joins in the execution of this instrument for the purpose of waiving and conveying his marital interest in said property.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **71-16 153.00**

X Improved OR
Unimproved property located at: **1309 Montgomery Ave., Nashville, Tennessee 37207**

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

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends 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 party of the first part of the day and year first above written.

Janet A Catoe

Janet A. Catoe

STATE OF **TN**

COUNTY OF **SUMNER**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Janet A. Catoe and Thomas Lee Catoe, wife and husband** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-seventh day of June, 2005.**

SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. EXPIRES 03/03/2007

Notary Public

My Commission Expires: _____

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Owner's Name: **Belinda F. Campbell**

and Address: **1309 Montgomery Ave.**
Nashville, TN 37207

Mail tax bills to, (Person or Agency responsible for payment of taxes)
NBank, N.A.
136 Walton Ferry Road
Hendersonville, TN 37075

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**107,500.00** which amount is equal 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 **Twenty-seventh day of June, 2005.**

Notary Public

My Commission Expires: _____

SHEILA McCORD
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
EXPIRES 03/03/2007