Davidson County DEEDWARR
Recvd: 08/25/05 10:45 2 pg
Fees:13.00 Taxes:444.00
20050825-0101537

THIS INSTRUMENT PREPARED BY:
KNOXVILLE BUILDERS ESCROW, SERVICES, LLC
312 NANCY LYNN LANE
KNOXVILLE, TN 37919

----------Record Data Above----------

WARRANTY DEED

THIS DEED, made and entered into this the **August 11, 2005**, by and between **Alan Rivers, unmarried**, hereinafter known as Party(ies) of the First Part, and **Dorothy Martin, unmarried**, hereinafter known as the Party(ies) of the Second Part;

WITNESSETH: That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Party of the First Part has bargained and sold and do/does hereby grant and convey unto the Party of the Second Part, his/her/their heirs and assigns, with covenants of general warranty of title, the following described property located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 6 on the Plan of Clintondale, as of record in Book 2330, page 120, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 107.4 feet on the southeasterly side of Jordan Drive and extends back 347.8 feet on the northeasterly line and 377.8 feet on the southwesterly line to a dead line, which is a broken line and measures 177.4 feet thereon.

THIS conveyance is made subject to:
Ten-foot public utility easement, 100-foot building setback line from Jordan Drive, anchor easement, and conditions of owner's certificate, as shown on plan of record in Book 2330, Page 120, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 2701, Page 189, Register's Office for Davidson County, Tennessee. Further subject to all applicable restrictions, easements, building setback lines and conditions of record in the Register's Office for Davidson County, Tennessee.

The above legal description is the same as the last Deed of record, no boundary survey having been made at the time of this conveyance.

BEING the same property conveyed to Alan Rivers from Everett B. Jones, Executor of the Estate of Aline Rivers, by Executors Quit Claim Deed dated February 17, 2005 and recorded March 9, 2005 bearing Instrument Number 20050309-0026001 of record in the Register's Office for Davidson County, Tennessee. For further reference see Last Will & Testament of Aline Rivers Jones a/k/a Aline A. Rivers-Jones Docket Number 2004-2113 of record in the Office of the Superior Court for Dekalb County, Georgia.

SUBJECT TO the notes and other indicated restrictions, if any, on said plat or plats and subject to the conditions, covenants, reservations, easements, charges and liens reflected in the Declaration and Supplemental Declarations filed in connection therewith in the office of the Register of Deeds for said County and State.

THIS PROPERTY IS SUBJECT TO all applicable easements, permissive use agreements and restrictions of record in the Davidson County Register of Deeds' Office. Also conveyed are all rights in and to any and all applicable easements and permissive use agreements of record at the Register of Deeds Office for Davidson County, Tennessee.

THE ABOVE LEGAL DESCRIPTION WAS TAKEN FROM THE PRIOR DEED OF RECORD, NO NEW BOUNDARY SURVEY WAS PERFORMED.

Tax ID #: 069-07-0-042.00

THE PREPARER OF THIS DEED HAS NOT SEARCHED THE TITLE OF THIS PROPERTY AND MAKES NO REPRESENTATION OR WARRANTIES AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

TO HAVE AND TO HOLD unto the Party of the Second Part, his/her/their heirs and assigns, forever.

The party of the first part does hereby covenant with the party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, ~~except for those exceptions, reservations and other matters described on Exhibit "B" attached hereto and incorporated herein by reference~~; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

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

It is expressly agreed by the party hereto that all taxes for the year **2005** shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS the following signature on this day and year first above written.

Grantor:

Alan Rivers

Alan Rivers

STATE OF TENNESSEE:
COUNTY OF Davidson:

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor **Alan Rivers** , with whom I am personally acquainted and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the **August 11, 2005.**

My commission expires: 9/22/07

James H. Woody

Notary Public

JAMES H. WOODY Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires September 22, 2007

STATE OF TENNESSEE:
COUNTY OF Davidson:

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$120,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS my hand and official seal, this the **August 11, 2005.**

Alan Rivers

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this **August 11, 2005.**

My commission expires: 9/22/07

James H. Woody

Notary Public

JAMES H. WOODY Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires September 22, 2007

NAME AND ADDRESS OF PROPERTY OWNER:
Dorothy Martin
2020 Jordan Drive
Nashville, TN 37218

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:
SAME AS ABOVE