PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

BOOK 11459 PG. 515

WARRANTY DEED

THIS INDENTURE is made and entered into this **23rd** day of **April, 1999** between **James L. Massey and wife, Mary M. Massey, tenants by the entireties** , GRANTOR, and **Frances Draper and Sherrie A. Knight, joint tenants with full rights of survivorship** , 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:

BEING LOT NO. 166 on the plan of Sunset View, of record in Plat Book 2331, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description thereof.

Being the same property conveyed to James L. Massey and wife, Mary M. Massey, tenants by the entireties by deed of record in Deed Book 4984, page 899, Register's Office for Davidson, Tennessee.

This is improved property known as: 2417 Dundee Lane, Nashville, Tennessee 37214

TO HAVE AND TO HOLD said land with the appurtenances, estate, title and interest thereto belonging to the Grantees, their (successors), heirs and assigns forever, and Grantor does further covenant that Grantor is lawfully seized and possessed of said real estate in fee simple, has good right to convey it, and that the same is unencumbered except for payment of real property taxes which have been prorated between the parties herein and paid or will be paid as agreed between the parties herein.

AND GRANTOR DOES FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS MY HAND on the day and year first above written.

James L. Massey
Signature of Seller

Mary M. Massey
Signature of Seller

0581833

WEBB'S REFERENCE

99 MAY -3 PM 3:22

FILED IN THE OFFICE OF THE REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

ADDRESS TOLD BOSS STEP

$26.00

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

PERSONALLY APPEARED BEFORE ME, a Notary Public of said County and State, **James L. Massey and wife, Mary M. Massey, tenants by the entireties**, the within named bargainors, 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, at office, this **23rd** day of **April, 1999.**

Notary Public

My Commission Expires: 3/17/2002

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Name and Address of Property Owner:
Frances Draper and Sherrie A. Knight
2417 Dundee Lane
Nashville, TN 37214

Property Address:
2417 Dundee Lane
Nashville, Tennessee 37214

Person Responsible for Taxes:
FLAGSTAR BANK, FSB, C/O TRANSAMERICA REAL ESTATE TAX SERVICE
1201 Elm Street, Suite 400
Dallas, Texas 75274
Map & Parcel 073-12-00-063.00

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 **$98,900.00** 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 **April, 1999.**

Notary Public

My Commission Expires: 3/17/2002

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

RETURN TO:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
99-1-097

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11459 PG. 517

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0581833

INSTRUMENT NUMBER REFERENCE

99 MAY -3 PM 3:23

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

		CO T	59900.00
		CO TX	345.93
		PRFEE	1.00
		MISC	8.00
		CFEE	2.00
		TOTAL	376.93
		CHECK	376.93
05/03/99	01	15:26 0001	0615

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455309