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

Instr:200001060002168 Page: 1 OF 2
REC'D FOR REC 01/06/2000 4:44:19PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $318.20

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **December, 1999** by and between **SYLVIA SANDERS and WILLIAM B. BOND** , herein after referred to as GRANTOR, and **GALE A. NEWSOM, a married woman, and ANDRE NEWSOM** , 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, and being Lot No. 64 on the Plan of Section II, College Hill Subdivision, of record in Book 2133, page 52, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Sylvia Sanders and William B. Bond by Substitute Trustee's Deed of record in Book 11742, page 241, said Register's office.

This is improved/unimproved property known as: 3309 Batavia Street, Nashville, Tennessee 37208

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.

Sylvia Sanders / William B. Bond (POA)

SYLVIA SANDERS
Signature of Seller

William B. Bond

WILLIAM B. BOND
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson)

On this **30th** day of **December, 1999** before me personally appeared William B. Bond to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sylvia Sanders, and acknowledged that he/she executed the same as the free act and deed of said William B. Bond.

Witness my hand, at office, this **30th** day of **December, 1999.**

Notary Public

My Commission Expires: My Commission Expires NOV. 24 2001

Name and Address of Property Owner:
GALE A. NEWSOM and ANDRE NEWSOM
3309 Batavia Street, Nashville, Tennessee 37208

Send Tax Statements to:
SAME

Map and parcel 92-05-0-252.00

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 **$86,000.00** 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 **30th** day of **December, 1999.**

Notary Public

My Commission Expires NOV. 24, 2001

My Commission Expires: _____

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
99-A-368