Instr:200001180005992 Page: 1 OF 2
REC'D FOR REC 01/18/2000 6:15:52PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $303.03

PREPARED BY:
Watts & Baldwin, Attorneys, PLLC
761 Old Hickory Blvd., #203
Brentwood, TN 37027

WARRANTY DEED

THIS INDENTURE is made and entered into this **11th** day of **January, 2000** between **ANNE FRASER MARTIN, a married woman, and MARIANNE R. VARNEY, a single woman** , GRANTOR, and **RICKY L. KING, a single man** , 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:

All that certain tract or parcel of land lying and being in Davidson County, Tennessee being more particularly described as follows:
BEING a lot and all improvements located in the 12th Civil District of Davidson County, Tennessee, being more particularly described as follows: BEGINNING in the northerly margin of Ben Allen Road at a point 86 feet east of northeast corner of said road and Hillside Avenue; thence North 406 feet to a point; thence East 60 feet to a point; thence South 376 feet more or less to the Northerly margin of Ben Allen Road; thence Southwesterly 60 feet to Point of Beginning.

BEING the same property conveyed to Marianne R. Varney and Anne Fraser Martin by Quit Claim Deed from Bankers Trust Company of California, NA as trustee, under the pooling and servicing agreement dated August 30, 1996, Delta Funding Home Equity Loan Trust 1996-2 c/o Delta Funding Corporation, servicing agent and attorney-in-fact of record in Book 11559, page 195, Register's Office of Davidson County, Tennessee. THIS CONVEYANCE IS SUBJECT TO taxes for the year 2000 which have been prorated and assumed by the Grantee(s); and all matters on record.

Harry I. Martin, III, the spouse of Anne Fraser Martin joins in conveyance to convey any, and all interest, marital or otherwise, that he may have in the aforementioned referenced property, now or hereafter.

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.

Anne Fraser Martin
ANNE FRASER MARTIN
Signature of Seller

Marianne R. Varney
MARIANNE R. VARNEY
Signature of Seller

Harry I. Martin III
HARRY I. MARTIN, III
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marianne R. Varney, a single woman, Anne Fraser Martin and her husband, Harry I. Martin, III,** the within names 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 **11th** day of **January, 2000.**

Notary Public

My Commission Expires: 9/28/2002

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

Name and Address of Property Owner:

RICKY L. KING
203 Ben Allen Rd.
Nashville, TN 37207

Property Address:

203 Ben Allen Rd.
Nashville, TN 37207

Person Responsible for Taxes:

Franklin American Mortgage Company
501 Corporate Centre Dr., #400
Franklin, TN 37067

Parcel #: 060-08-0, 054.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 **$81,900.00** 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 **11th** day of **January, 2000.**

Notary Public

My Commission Expires: 9/28/2002

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

WATTS & BALDWIN ATTORNEYS, PLLC
761 OLD HICKORY BLVD., #203
BRENTWOOD, TN 37027