20-1-029

Instr:200002140014988 Page: 1 OF 2
REC'D FOR REC 02/14/2000 3:45:13PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $249.75

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **27th** day of **January, 2000** by and between **CHRISTOPHER STEPHENS and JENNIFER STEPHENS** , herein after referred to as GRANTOR, and **TIFFANY VOYLES** , 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 **Hermitage,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot No. 75A on the Plan of Rachel's Square, Section Two, Zone Lot Division, Lots 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77, and 79, as shown on the plan of record in Book 6250, page 541, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED to Christopher R. Stephens by Deed from Crystal A. Wheeler and recorded in Book 10266, page 470, Register's Office for Davidson County, Tennessee.
This is improved/unimproved property known as: 914 Rachels Place, Hermitage, TN 37076

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.

Christopher R Stephens
CHRISTOPHER STEPHENS
Signature of Seller

Jennifer L Stephens
JENNIFER STEPHENS
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **CHRISTOPHER STEPHENS and JENNIFER STEPHENS** , 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 **27th** day of **January, 2000.**

Susan Mathock
Notary Public

My Commission Expires NOV. 24, 2001
My Commission Expires:_____

Name and Address of Property Owner:
TIFFANY VOYLES
914 Rachels Place, Hermitage, TN 37076

Map 75-11 · 153
& Parcel

Send Tax Statements to:
Southeastern Mortgage of Tennessee
115 29th Ave So, Nashville TN 37212

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 **$67,500.00** 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 **27th** day of **January, 2000.**

Susan Mathock
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
20-1-029