20-1-074

Instr:200003220029001 Page: 1 OF 2
REC'D FOR REC 03/22/2000 9:33:27AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $296.00

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 **29th** day of **February, 2000** by and between **DIANA LYNNE LAMB** , herein after referred to as GRANTOR, and **RICHARD A. LEWONCZYK** , 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:

Being Lot No. 1 on the Plan of the George C. Waters Addition, as of record in Plat Book 161, Page 141, Register's Office, Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED to Diana Lynne Lamb by Deed from Elizabeth McNutt Jones, and recorded in Book 6091, page 856, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 101 Rosebank Avenue, Nashville, TN 37206

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.

Diana Lynne Lamb

DIANA LYNNE LAMB
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **DIANA LYNNE LAMB** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of **February, 2000.**

M. TODD JACKSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 11-18-01

Name and Address of Property Owner:
RICHARD A. LEWONCZYK
101 Rosebank Avenue, Nashville, TN 37206

Send Tax Statements to:
SAME
,

Map and parcel 083-03-0-187.00

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 **$80,000.00** 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.

Michelle Nichols

Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **February, 2000.**

M. TODD JACKSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 11-18-01

RETURN TO:

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